

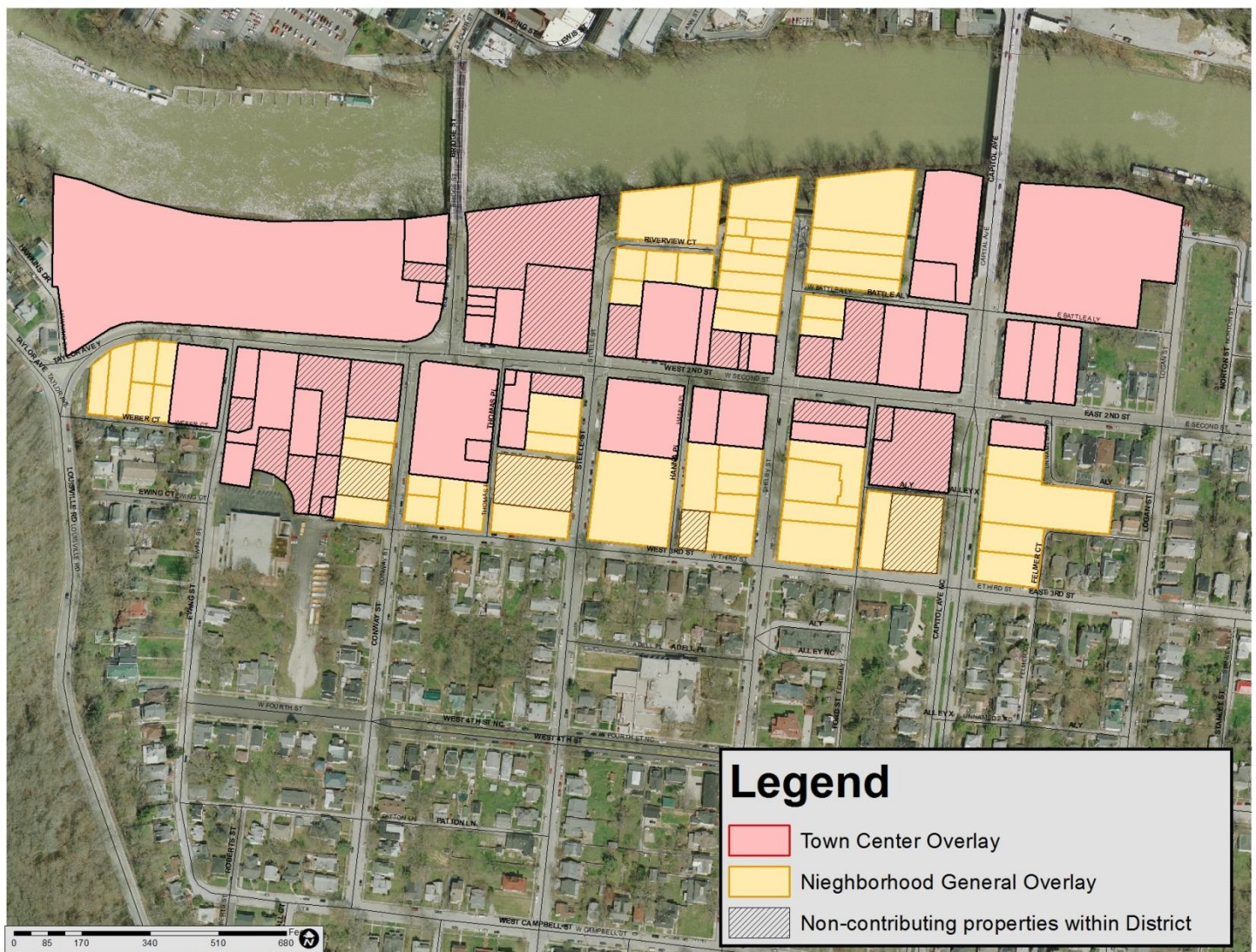
## 4.43 Second Street Form Districts – Town Center and Neighborhood General

### 4.43.1 Introduction

**4.43.1.A. General** - Frankfort's Second Street District, as shown on the accompanying map (figure 1) includes the area between the Kentucky River and Third Street and between Louisville Road and the east side of Capitol Avenue. The district is part of the much larger South Frankfort neighborhood, which encompasses the area roughly bounded by the Kentucky River, the State Capitol, and the Louisville Road hill.

The Historic Building Standards in this document exist to support building rehabilitation projects in the district. The standards are part of a more comprehensive Form Code that addresses the siting and form of new construction in the district along with the rehabilitation of existing buildings. The Historic Building Standards specifically apply to properties that are listed as contributing to the South Frankfort and Central Frankfort National Register Districts (figure 2). When these two districts were nominated to the National Register in 1982 and 2009, respectively, all properties in them were evaluated. The most basic level of evaluation in National Register nominations is to determine if a building is contributing or non-contributing to the historic district. Contributing buildings are those that by virtue of age, significance, and integrity contribute to the historic fabric of the neighborhood.

**Figure 1: District Map**





#### 4.43.1.B. *Urban Form in the Second Street District*

Second Street and Capitol Avenue are the major spines in the organization of South Frankfort. Capitol Avenue functions as the processional link between the north side of the Kentucky River and the Capitol complex, which dominates the hill at the south end of South Frankfort. Second Street functions as an activity corridor for South Frankfort and as an important vehicular route, carrying US 60 from the intersection with Capitol Avenue to Louisville Road at the west end of the district. Second Street's intersection with Bridge Street is a node of greater building density and is an extension of the commercial center on the north side of the Singing Bridge.

Over the last 100 years, Second Street has increasingly shifted from a single family residential pattern to more commercial and institutional uses, while the rest of the district has remained more residential in use and character. In the 1912 Sanborn map (figure 2) Second Street is largely residential with clusters of commercial buildings at the corners of Shelby and Bridge Streets, and two tobacco warehouses west of Bridge Street. By the time the 1925 Sanborn map (figure 3) was produced, the north side of the block between Shelby and Steele Streets and the south side of the intersection of Bridge and Second Streets converted to commercial use. This trend continued on into the middle of the twentieth century with the development of the Investors Heritage properties and additional commercial development west of the Gooch House and east of the current City Hall. By the end of the twentieth century, the conversion of Second Street from residential use to commercial use was complete. The density of building development, however, peaked somewhere near mid-century. Vacant properties and parking lots now occupy some former building sites.

During the same 100 years, the side streets that connect to Second Street have largely retained their character as a mainly single family residential neighborhood. Unlike the Second Street corridor, the rest of the neighborhood contains few vacant lots or parking areas. The traditional town neighborhood character of the area is created by relatively narrow and deep lots, shallow front yards, architectural diversity, street trees, and consistent sidewalks. There are only a few driveways in this portion of the district and this contributes to the consistent character of the streets.

Figure 2. 1912 Sanborn map composite

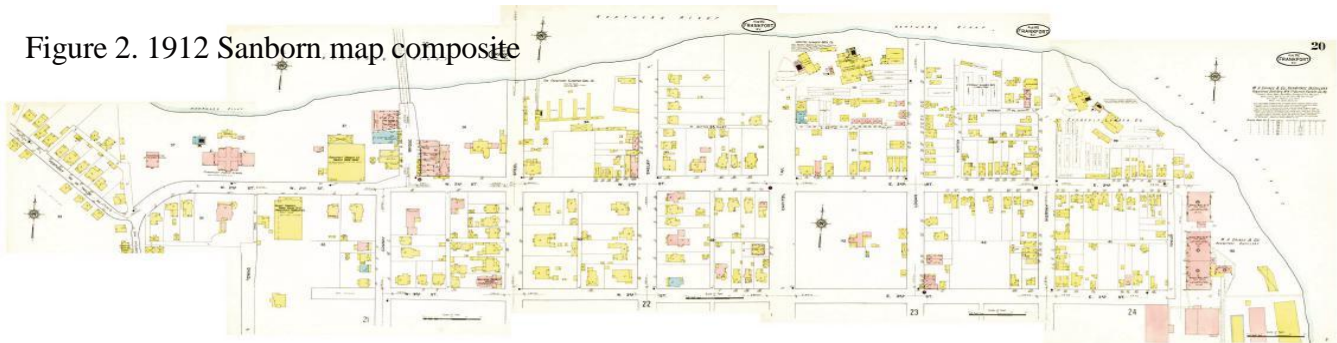
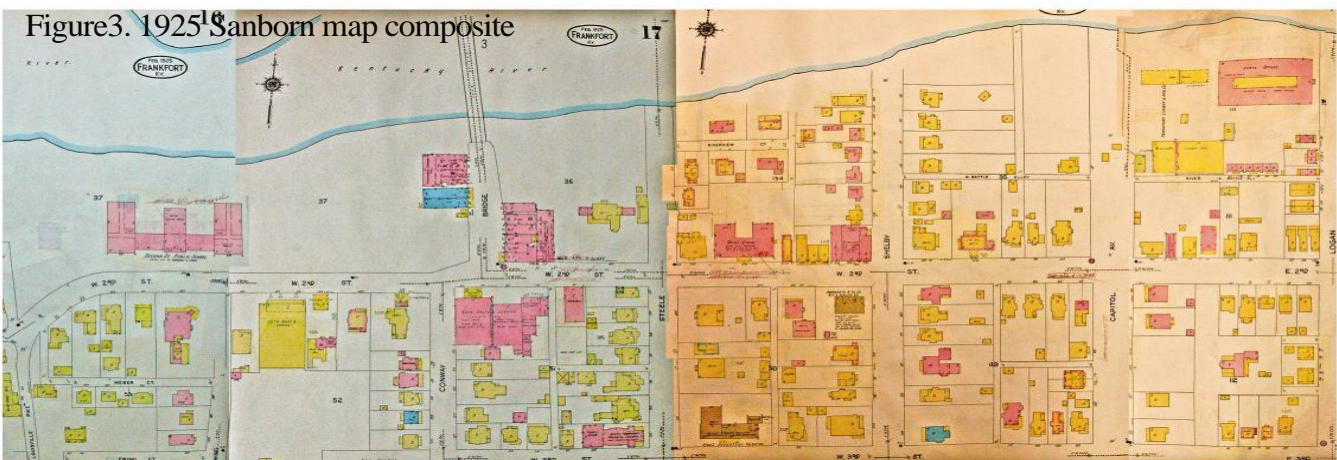


Figure 3. 1925 Sanborn map composite



#### 4.43.2 General Principles Guiding Rehabilitation and Maintenance of Contributing Buildings

To qualify for tax credits or to obtain administrative approval and to maintain a coherent character for the form districts, the following general principles guide the rehabilitation and maintenance of existing buildings in **both** Second Street Form Districts:

- Support the restoration of non-existent features with historic documentation. For example, a house may have an existing front porch that is of relatively recent construction and is in poor condition, or perhaps is incompatible with the house type. If the owner proposes the design of a new porch, that design should be supported with historic photographs or other information that shows how the new porch will be appropriate for the building. Physical evidence of a former structure, historic photographs, or the appearance of similar house types may be used as documentation.
- The best treatments are those that are the least invasive, destructive, and aggressive.
- New construction that is clearly differentiated from existing historic buildings best maintains the integrity of historic buildings. Differentiation is possible through multiple approaches.
- New construction, including additions on contributing buildings, must meet the provisions of the Second Street Form District Standards.
- The treatment methods for historic buildings outlined in this section are based upon the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards are found online at [http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_standards.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm) and are shown below:
- The Secretary of Interior Standards set out an approach, recommendations, and expectations for building rehabilitation, but they are not an instruction manual on the care of building materials. The National Park Service's Preservation Briefs series is considered the authority on methods for preservation and the care of materials. These publications are available online at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>
- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

### **4.43.3 Form code Applicability – Town Center and Neighborhood General**

**4.43.3.A General:** Form Codes establishes regulations for all new building on vacant lots, as well as additions to lots with existing conforming, or non-conforming buildings. For buildings designated as “contributing” to the character of the historic district, additions must follow the Historic Building Guidelines.

Each parcel is currently designated as “contributing” or “non-contributing” to one of the two National Register Districts that overlap with the Second Street Form Code District. Every building is now also either conforming or non-conforming to the Building Form Standards of this Form Code. A parcel with existing buildings can therefore be designated in one of four ways:

<b>National Register Districts</b>		<b>Building Form</b>
Contributing	&	Conforming
Contributing	&	Non-Conforming
Non-Contributing	&	Conforming
Non-Contributing	&	Non-Conforming

Each parcel must follow the regulations based on both its National Register District designation, and also the Building Form Standards based on whether it is currently in conformance or not. In addition to the designations described above, building on vacant lots will follow all Building Form Standards. A summary of the Historic Building Standards and Building Form Standards applicability is provided below:

#### **4.43.3.B. Building on Vacant Parcels**

**1.** All new building on vacant parcels shall follow the Form Code’s Building Form Standards. Exceptions to the standards may be made through a variance request if the Building Form Standards place undue hardship on the owner due to physical restrictions/limitations of the site. For all new building proposals that meet the Building Form Standards, the process may be administratively approved by the Planning Director or designee.

**2. Demolition and Rebuild -** All existing buildings and site features, such as parking areas, curb cuts, or landscape treatments may remain unless the site is demolished for reconstruction. Demolition of any building will require that any new buildings built on the site must meet all Building Form Standards. Non-conforming curb cuts, surface parking pavement, and landscaping must be brought into conformity at the time of building demolition.

#### **4.43.3.C. National Register District Designation**

**1. Existing Contributing Buildings** All buildings defined as “historically contributing,” in addition to following the conforming/non-conforming regulations, must follow the Historic Building Standards.

**2. Existing Non-Contributing Buildings** All buildings not defined as “historically contributing,” shall only need to follow the Building Form Standards, and not the Historic Building Standards.

## **4.43.4 Conformance to Building Form Standards**

### **4.43.4.A Existing Conforming Buildings**

All new additions to existing conforming parcels must maintain conformance with the Building Form Standards.

### **4.43.4.B Existing Non-Conforming Buildings**

All existing non-conforming buildings and site features, such as parking areas, curb cuts, or landscape treatments may remain unless the site is demolished for reconstruction. All new additions to non-conforming parcels, however, must follow these regulations. See also Article 15 – Section 15.07.

### **4.43.4.C Causes for Non-Conformance:**

1. Height: The height of buildings on the property is less than 12 feet.
2. Siting:
  - a. Building façade not built to RBL (for TC district) or not built within RBZ (for NG district).
  - b. Building façade width is less than 70% of the RBL (TC district) or RBZ (NG district).

### **4.43.4.D Additions to Existing Non-Conforming Buildings:**

#### **4.43.4.D.1 Height Additions:**

All height additions may be built upon the existing building footprint, and must conform to the appropriate TC or NG Building Form Standards regulations.

#### **4.43.4.D.2 Siting Additions:**

- a. Sideways addition for an existing 1 story building which is built to RBL/RBZ:
  - 1). A sideways addition shall be built to create a total building façade width of a minimum of 70% of the RBL/RBZ.
  - 2). All other additions are to meet either 4.43.8.1.L and 4.43.10.L
- b. Sideways addition for an existing 1 story building which is not built to RBL/RBZ:
  - a. If the addition is greater than 30% of the existing building's façade width, the new addition must be built so that the total width of the building (existing plus addition) reach a minimum of 70% of the RBL/ RBZ.
- c. Sideways addition for an existing 2 (or 2+) story building, built to the RBL/RBZ, but which is not built to a minimum of 70% of the RBL/RBZ width:
  - a. Addition must be a minimum of 2 stories if in the TC district.
  - b. If the addition width is greater than 30% of the existing building's façade width, then the total width of the existing building plus addition must be a minimum of 70% of the RBL/RBZ width.
  - c. New addition must be built to the RBL/RBZ.
- d. Sideways addition for an existing 2 (or 2+) story building, which is not built to the RBL/RBA nor to a minimum of 70% of the RBL/RBZ width:
  - a. Addition must be a minimum of 2 stories if in the TC district.
  - b. If the addition width is greater than 50% of the existing building's façade width, then the total width of the existing building plus addition must be a minimum of 70% of the RBL/RBZ width.
  - c. New addition in the TC district which exceed 30% of the existing building's façade with must be built to the RBL.
- e. The front elevation of a new addition shall be no farther behind the RBL/RBZ than the existing primary building's façade.

#### **4.43.5 Review Process – Non-contributing Properties**

##### **4.43.5.A General Review Process**

1. Any new buildings that meet the Building Form Standards do not require ARB review and shall be administratively approved.
2. Any new buildings that do not meet the Building Form Standards require ARB review.
3. Appeals or variance requests shall be reviewed by the ARB.

##### **4.43.5.B Building on Vacant Parcels**

1. All new building must follow the General Review Process described above.
2. After an approved demolition, a parcel is treated with a blank slate and all building and siting must comply with the Building Form Standards of this Form Code.

##### **4.43.5.C Building Form Standards Conformance**

1. Any additions (attached or detached) for conforming or non-conforming buildings that meet the NG or TC standards do not require ARB review and shall be administratively approved.
2. Any additions (attached or detached) for conforming or non-conforming buildings that do not meet the NG or TC standards require ARB review, unless historic documentation matches the proposal.

##### **4.43.5.D Demolition**

1. Any demolition requires a building permit and can be administratively approved for non-contributing properties and detached accessory structures.

#### **4.43.6 Review Process – Contributing Properties**

Projects involving contributing properties in either of the Second Street Form Districts fall under the review process in Article 17, Sections 17.05 – 17.09.02. The levels of review, however, are subject to the following guidelines based upon the type of project proposed. Additional guidelines are detailed within this Article:

##### **4.43.6.A Review by staff**

1. Repair or replacement of historic features or materials with the same material following the Secretary of the Interior's Standards for Rehabilitation
2. All Additions to existing buildings meeting form code guidelines
3. Reconstruction of a previously existing feature with historic documentation regardless if the previously documented feature does or does not meet the form code.

##### **4.43.6.B Review by staff and the chairperson of the Architectural Review Board** (Indicated by the letter code AC in the standards)

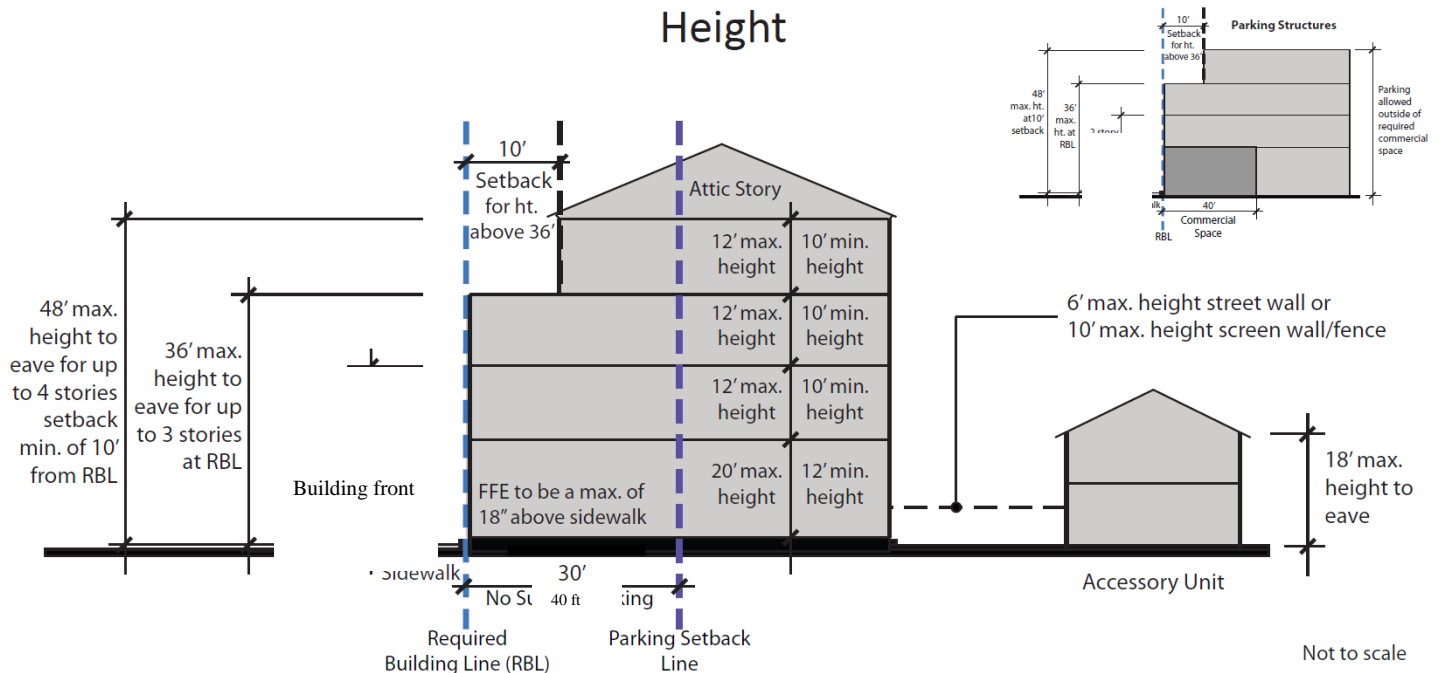
1. Repair or replacement of historic materials with substitute materials
2. Demolition of accessory building, however, permits shall be suspended for 30 days to allow any appeals of determination to be filed prior to issuing demolition permit.

##### **4.43.6.C Review by the Architectural Review Board** (Indicated by the letter code ARB in the standards)

1. Construction or Reconstruction not meeting the Form Code and without historic documentation.
2. Additions to existing buildings contrary to form code guidelines and/or contrary to historic documentation.
3. Removal (with no replacement) of a character defining feature of a structure.
4. Demolition of a principal contributing building (same submittal requirements as found in Article 17)

## 4.43.7.A Height requirements-Town Center Overlay

### BUILDING FORM STANDARDS - TOWN CENTER



#### 4.43.7.A.1 Structure Building Height

- Each principal building shall be no greater than 4 stories in height.
- The principal building must have a minimum of 10 feet ceilings for two or more story buildings with a maximum height of 36 feet from grade at the eave line along the Required Building Line (RBL). Single story buildings must have a minimum of 12 foot ceiling and a minimum 16 feet height.
- The principal building may reach a maximum height of 48 feet from grade to the eave line when set back at a minimum of 10 feet from the RBL.
- An accessory unit may reach a maximum height of 18 feet at the eave line.
- An attic story shall not count against the maximum height.
- A mezzanine, of at least 1/3 of building floor area and a minimum of 8 feet floor to ceiling height, shall count as a story.

#### 4.43.7.A.2 Ground Story Height

- The ground story finished floor elevation shall be equal to or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk. All commercial use structures must meet ADA compliance.
- The maximum story height for the ground story is 20 feet-not including foyers and other similar common areas.

#### 4.43.7.A.3 Upper Stories Height

- The minimum floor-to-floor story height for upper stories is 10 feet.

#### 4.43.7.A.4 Multi-Level Parking Structure Height

- A parking structure shall be no greater than 4 stories in height.
- A parking structure may reach a maximum height of 36 feet at the eave line at the RBL and a maximum height of 48 feet at the eave line when set back at a distance of 10 feet from the RBL.



- c. Where a parking structure is within 40 feet of any adjacent building, that portion of the structure shall be equal to the adjacent building's eave or parapet height.
- d. Parking structures along street frontage must have a 1st story commercial space that is at least 40 feet deep along the RBL, except for foyers.

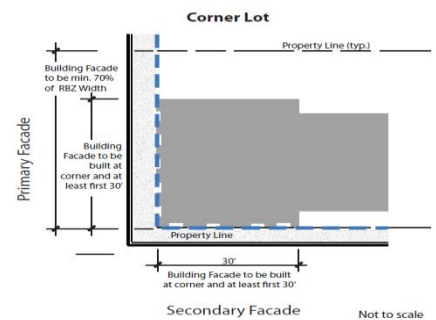
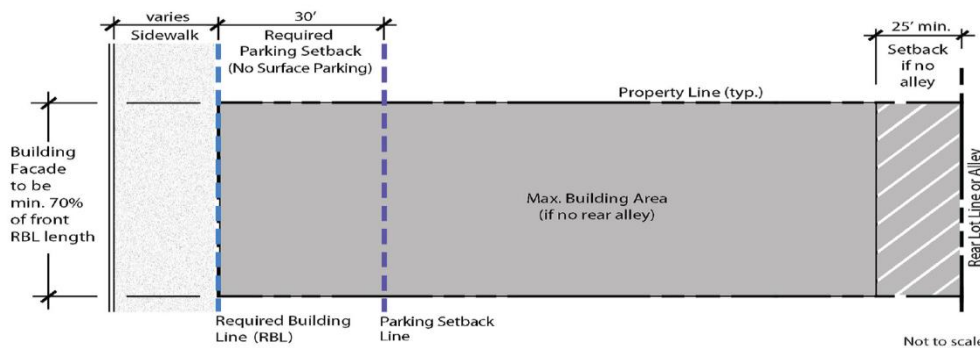
#### 4.43.7.A.5 Street Wall and Fence Height

- a. There are no required street walls or fences, except for lots that contain only a surface parking lot – then a street wall or fence shall be required along the front. Such wall/fence shall contain a minimum of a 3' tall brick or stone knee wall, with columns and/or other design features to break the mass
- b. Street walls or fences may be built to a maximum of 6 feet in height.
- c. Walls or fences located further than 40 feet from the RBL for the purpose of screening utilities, dumpsters, or service areas shall have a maximum height of 10 feet.

#### 4.43.7.A.6 Other

- a. Any portion of a building within 20 feet of the Neighborhood General (NG) Form Overlay section shall have a maximum eave or parapet height of 36 feet.

### 4.43.7.B Siting Requirements within Town Center Overlay



#### 4.43.7.B.1 Street Façade

- a. The building façade shall be a minimum width of 70% of the lot's RBL.
- b. The building façade may be set back a maximum of 15 feet from the RBL. If set back from the RBL, this front space must accommodate the following public uses:
  - Seating, Entry Court, Dining Patio, Temporary Retail
- c. Corner Lots: See 4.43.7.B.6.

#### 4.43.7.B.2 Buildable Area

- a. Buildings may occupy the portion of the lot specified by the building envelope standards (see image above).
- b. Surface parking is permitted in the buildable area at the rear of the lot.
- c. A parking structure may be built with street frontage as long as it maintains a first floor commercial space, with a minimum 40 foot depth, along the RBL.

#### 4.43.7.B.3 Side Lot Setbacks

- a. There are no required side setbacks except: on a lot where a common lot line is shared with a Neighborhood General (NG) parcel, the building, parking and storage areas shall be set back at least 5 feet from the shared lot line.



#### 4.43.7.B.4 Garage and Parking

- Driveway curb cuts shall be located at least 75 feet away from any block corner.
- Vehicle parking areas shall be located behind the parking setback line, except where parking is provided below grade.
- The parking setback line shall be 30 feet from the designated required building line. However, surface parking may be allowed closer than 30' to the designated required building line if a street wall or fence is provided in accordance with Section 4.43.7.A.5 above.
- These requirements are not applicable to on-street parking.

#### 4.43.7.B.5 Alleys / Rear Setbacks

- There is no required setback from alleys.
- On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
- On lots having no alley access, if the property owner dedicates a 15 foot Right of Way (R.O.W.), there shall be no minimum setback from the new rear lot line.

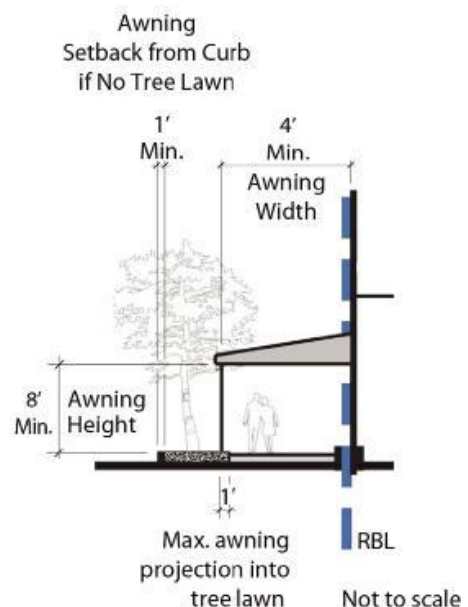
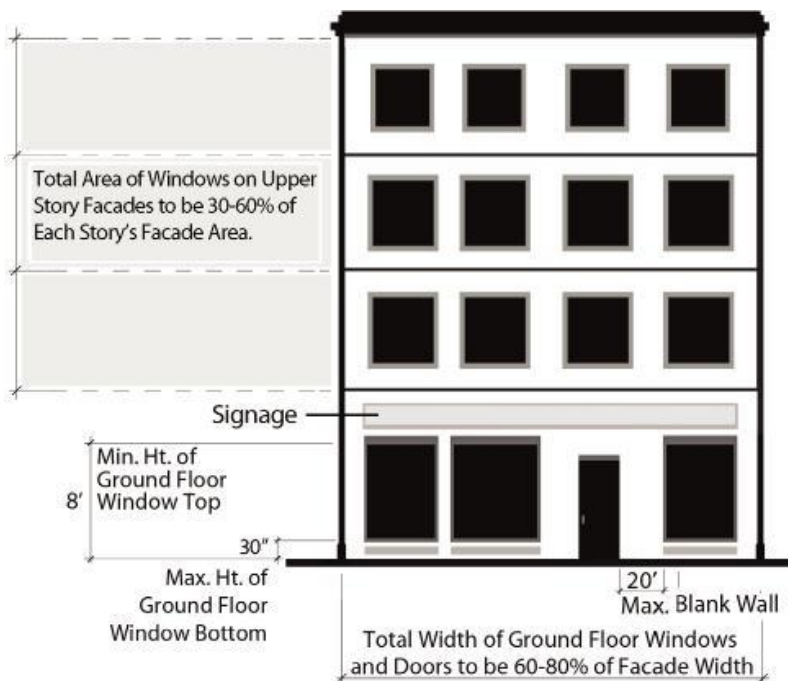
#### 4.43.7.B.6 Corner Lots

- Corner lot building façades shall be built to the RBL, on both the primary and secondary street frontage, within 30 feet of a block corner.
- Within 30 feet of a block corner, the building façade may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows and shop fronts.

#### 4.43.7.B.7 Frontage Widths

- The minimum lot width is 18 feet.
- Although there are no individual side lot setbacks, no building may exceed 100 feet of continuous building façade along the RBL. Any building frontage exceeding 100 feet in width shall contain recesses of minimum 5 feet in depth and 10 to 20 feet in width such that each continuous façade does not exceed 100 feet.

#### 4.43.7.C Other Elements- Town Center Overlay



#### **4.43.7.C.1 Windows and Doors**

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- b. The width of windows and doors on the ground story facades shall comprise at least 60%, but not more than 80%, of the façade width. The bottom edge of windows shall be a maximum of 30 inches above grade and top of windows shall be a minimum of 8 feet above grade.
- c. Windows and doors on the upper story facades shall comprise at least 30%, but not more than 60%, of the façade area per story (measured as a percentage of façade between floor levels).
- d. Tinted and mirrored glass is prohibited.

#### **4.43.7.C.2 Building Projections**

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, and upper story bay windows, shall encroach beyond the front required building line. All encroachments must be approved by Public Works.
- c. Awnings ( when provided) shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or back of pavement (when no curb exists) or 1 foot into the tree lawn (where there are street trees).
- d. Awnings that project over a sidewalk area of a street-space shall maintain a minimum clear height of at least 8 feet except as approved by Public Works.
- e. Awnings may have supporting posts at their outer edge provided that they:
  - 1. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awning.
  - 2. Must be built within the allowable 15' maximum setback area for public use. Columns shall not encroach into public land, unless approved by the Public Works Department.
  - 3. Provide for a continuous unobstructed public access pathway at least 4 feet wide running adjacent and parallel to the awning columns/posts.

#### **4.43.7.C.3 Doors/Entries**

- a. Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 75 linear feet.
- b. Each ground story unit shall have direct access to the street.

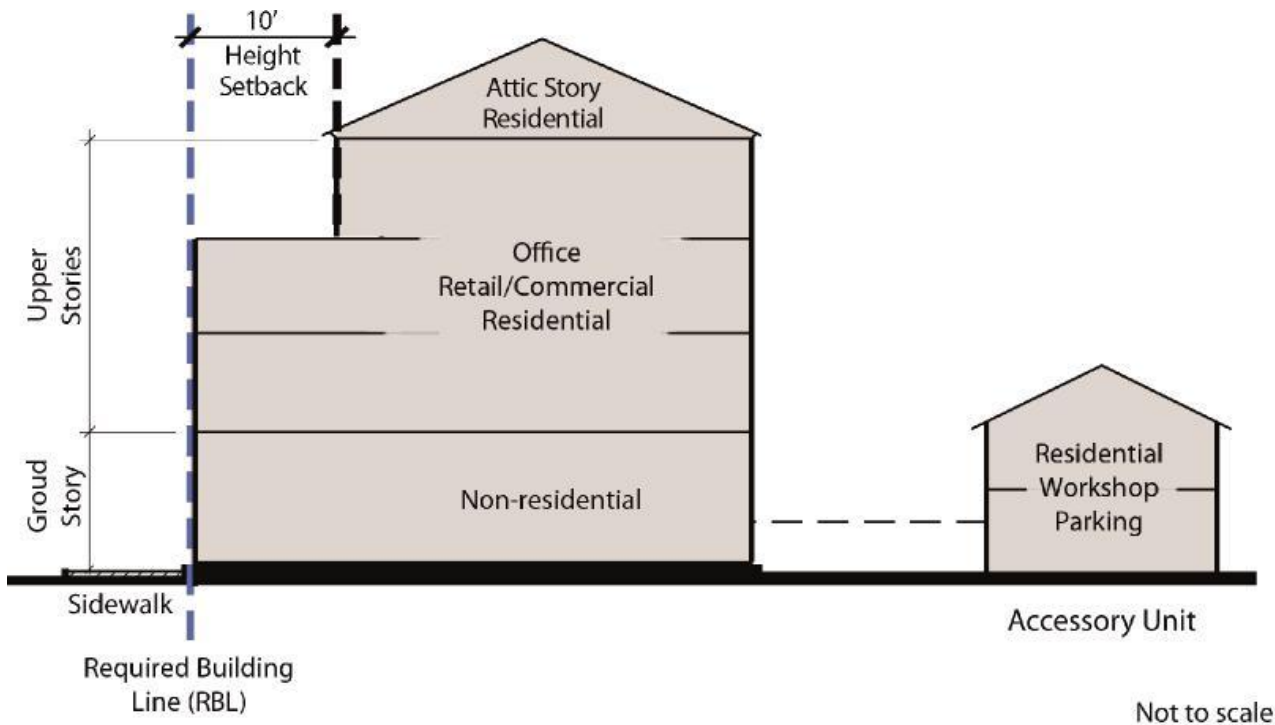
#### **4.43.7.C.4 Street Walls**

- a. No street walls are required.
- b. If built, a vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted.
- c. See 4.43.7.A.5 for further detail.

#### **4.43.7.C.5 Signage**

- a. Signage shall be that as regulated per the Central Business (CB) zoning district signage guidelines

#### 4.43.7.D Permitted/Conditional/Prohibited Uses with the Town Center Overlay



##### 4.43.7.D.1 Uses within Principal Building Ground Story

- a. The ground story shall be non-residential, and may include uses such as commercial or professional offices. Other uses as allowed by either the parcel's existing zoning or those of the Central Business (CB) districts, whichever is least restrictive, are permitted.

##### 4.43.7.D.2 Uses within Upper Stories

- a. The upper stories shall contain office, retail, commercial, or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
- b. No commercial use is permitted above a residential use.
- c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

##### 4.43.7.D.3 Uses within Accessory Unit

- a. One accessory unit is permitted per lot.
- b. Parking and accessory unit uses are permitted in the buildable area at the rear of the lot.
- c. Accessory unit uses may include parking, residential, or workshop.

##### 4.43.7.D.4 Permitted Uses

- a. Permitted/conditional uses are those found in the use tables of the current zoning and/or the Central Business (CB) district, whichever is least restrictive.
- b. There is no maximum density.

##### 4.43.7.D.5 Parking

- a. Parking requirements shall follow the Central Business (CB) and Article 12 zoning district regulations

## 4.43.8 Historic Building Form Standards for Structures within Town Center Overlay

Existing buildings should preserve their role in creating the positive character of the commercial corridor along Second and Bridge Streets. Authentically-preserved historic buildings mixed with well-designed infill structures will lead to open and engaging facades along the streets' edges, numerous building connections to the public sidewalks, and a variety of interior displays and sign types that will lend vitality to the street corridors.

### 4.43.8.1 Facade Composition of Storefront Commercial Buildings

The façade composition of multi-story storefront buildings should be maintained or restored with clearly defined first floor storefronts, upper story space with multiple window openings, and a strong cornice line.

#### 4.43.8.1.A. First Floor

First floor storefronts are typically composed of the following elements:

1. A bulkhead extending from the ground to approximately knee or waist height and should be maintained with their original dimensions and materials or replaced with compatible materials.
2. Display windows extending from the top of the bulkhead to at least the height of door openings shall retain their original full dimensions and shall not be reduced in size by filling portions of the storefront with wall material.
3. A band of transom windows or translucent blocks or panels extending from the top of door openings to the ceiling. Where transoms, glass blocks, or panels exist, they shall not be covered with opaque panels or signs.
4. A horizontal band that outlines the top of the first floor storefront, often with space for an included sign, or with an awning mounted underneath.
5. Awnings, if present, shall be functional and not merely applied to the building face. See page 11.
6. External building lights may be mounted to illuminate awnings and/or signage from above or below. See Article 11 also for lighting limits.



Bulkhead, display windows, band of transom windows, and horizontal band



Do not fill with wall material Do not cover with opaque material



Awnings: Good example



Awnings: Bad example

#### 4.43.8.1.B. Upper Floors

Upper stories are typically composed of masonry walls punctured by evenly spaced windows that are vertical in orientation. Individual buildings may have square or round-topped windows with varying amounts of ornamentation.

- 1 Window openings shall not be filled in with wall material, or be made opaque by either covering them on the inside or outside of the building. See the section on windows for additional guidance.
- 2 The original shape and dimension of windows shall not be modified.
- 3 Decorative elements surrounding window openings shall be retained or replaced in kind, repair is the preferred treatment.



#### **4.43.8.1. C.    *Cornices***

Cornices typically project substantially from the building face and are decorated with elaborate brackets and moldings. Later buildings may have much simpler cornice lines.

- 1 The original profile of cornices shall be maintained.
- 2 Use historic materials when cornice replacement is required in part or in whole. Synthetic materials are also acceptable with review. (AC)
- 3 Cornices shall not be covered over with aluminum, vinyl, or other materials in lieu of repairs to their original components unless approved by the Architectural Review Board.

#### **4.43.8.1. D.    *Architectural Details and Features***

- 1 Repair historic architectural details with matching materials if they become damaged.
- 2 Replace historic architectural details if they are missing or so badly damaged that replacement is necessary. Replacement elements should consist of matching materials, be the same size as the original elements, and be chosen based on physical or photographic evidence. Synthetic replacements that are matching are acceptable. (AC)
- 3 Do not construct new features that are either falsely historical (characteristic of periods prior to the building's actual construction) or are incompatible with the building or historic district in terms of size, scale, material, or color.

#### **4.43.8.1. E.    *Windows***

- 1 Retain historic windows.
- 2 Repair historic windows using materials that match the original.
- 3 Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of vinyl- and aluminum-clad wood window systems on primary elevations may be permissible with review if the proportion and detail closely match the original, including the historic sash dimension and muntin configuration. (AC)
- 4 Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked in to accommodate stock windows.
- 5 Do not use smoked, tinted, or reflective glass on building facades that can be seen from a public way and do not apply reflective or insulating film to existing window glass.
- 6 Storefront and Upper floor windows – see façade guidelines above.

#### **4.43.8.1. F.    *Doors***

- 1 Retain and preserve historic doors, their surrounding entrance openings, and other surrounding elements such as transoms.
- 2 Preserve historic doors and surroundings
- 3 Replace historic doors or related elements which are missing, or are so badly damaged that replacement is necessary, with those that match the original in style, size, and materials.



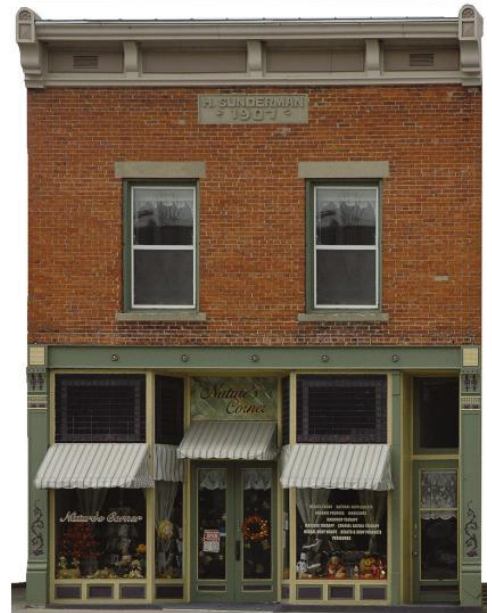
( Preserve historic doors and surroundings)

Use replacement doors with glass sized proportionally to display windows and kickplates sized proportionally to bulkhead panels.

- 4 Install only screen doors or storm doors that are simple with a narrow-frame design and that are full-view to enable the inner door to be seen.
- 5 Metal storm metal doors should be painted or finished to match the inner door. Dark baked enamel or anodized frames are appropriate.

#### **4.43.8.1. G. Awnings**

- 1 Awnings should fit the opening to which they are applied. Shed awnings should be used for rectangular openings and arched awnings for arched openings.
- 2 Design awnings to complement existing architectural features and period and style of the building. They should not overwhelm the façade.
- 3 Install awnings made of weatherproofed canvas or other pliable material that meets Fire Codes and is of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive. Flame retardant canvas and or self extinguishing materials that resemble canvas such as 100% acrylic are acceptable. Vinyl materials shall not be allowed.
- 4 Attach awnings between the window display area and the signboard or second floor window sills. Awnings should be attached below the transom line where historic prism glass is present and building scale allows.



(Attach awnings below the transom line.)

- 5 Awnings may not be internally lit.
- 6 Awnings shall extend over the walk a minimum of four feet from the building face and a maximum of within one foot of the back of the curb or one foot into a tree lawn if one exists. Awnings may not interfere with street lights, utility poles, or street trees.
- 7 Install awnings so that the valance is no lower than eight feet above the sidewalk.
- 8 Awnings may include signage either on the sloped awning surface or the valance. Awning signage must comply the provisions for storefront signs in Article 4.248 of the City of Frankfort Zoning District Regulations.



(Awning signage)

#### **4.43.8.1. H. Signs**

Design signs to complement the buildings to which they are attached. Signs should be integrated into the architectural design of the building and should not dominate the facade or obstruct its architectural features. When planning a sign consider the relationship of its size, shape and position relative to the building; its materials, colors, and typefaces; and how it will be illuminated.

Signs must comply with the provisions for storefront signs in Article 4.248 of the City of Frankfort Zoning District Regulations, with the exception of the area and overhang distance of hanging signs noted below.

- 1 Keep sign designs simple and easy to read. Use a limited number of lettering styles and colors, which reflect the character or the business and/or the building.
- 2 Design storefront-level signs that are primarily oriented to pedestrians and scaled appropriately. (shall not exceed 125% of the underlying zoning requirements for signage )
- 3 Place attached wall signs within the frieze board at the top edge of the first story, if one exists, or on the wall between the top of the storefront and the sill of the second-story windows.
- 4 Install window signs in such a way that lettering does not obscure the display area
- 5 Hanging signs may project a maximum of four feet from the building face and be a maximum of four square feet in area.



(Place attached wall signs within frieze board)

#### 4.43.8.1.i Lighting

- 1 If possible, retain historic light fixtures
- 2 New lighting fixtures should be made with historically appropriate materials and should be compatible in size, scale, and style with their placement on historic buildings and sites. Use concealed or simple fixtures or fixtures that match the building's time period.
- 3 Appropriately placed lighting fixtures
- 4 Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.
- 5 Illuminate signage externally. Illumination of signs shall be directed away from all traffic and from all adjoining neighboring properties.
- 6 Lighting also must meet the provisions of Article 11.04.1 of the City of Frankfort Zoning District Regulations.



#### 4.43.8.1.J. Roofs and Gutters

Flat roofs are common characteristics of commercial buildings. Roof shape, whether flat or sloped, should be retained, and parapets or other roofline features should be retained.

- 1 Retain historic roof shape, size, pitch, materials, and features.
- 2 Make sure that any new roof-top additions do not compromise the structural integrity of the building.
- 3 Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged and are completely screened from pedestrian view.

- 4 Do not attach antennae, satellite transmitters, skylights, vents, air-conditioning units, decks, terraces, dormers, or solar panels that can be seen from the street. Skylights should be flush (not the bubble type) with curbs painted to match the color of the roof material.
- 5 Locate gutters and downspouts on rear elevations or other locations where not readily visible from the street and away from architectural features.
- 6 Half-round replacement gutters that are of a simple design and do not alter the character of the trim are preferred. Synthetic materials painted to match the trim color are acceptable.

#### **4.43.8.1. K. Rear Elevations**

Historically, the back ends of commercial buildings were typically used for service functions and were not used for public access. They remain appropriate locations for service elements like fire escapes, other stairs, mechanical components, and service entries. Adding rear parking will make rear spaces more accessible and may cause them to be used as public entrances. Rear elevations are also appropriate locations for awnings, decks, and other features that allow outdoor use.

- 1 Install fire escapes or stairs constructed of metal or wood in colors compatible to the buildings or enclosed with wood, brick, or painted stucco on the rear elevation. (AC)
- 2 Install mechanical equipment, trash collection, and outdoor storage spaces along rear elevations completely screened from public view with landscaping, lattice panels, or similar materials that will form an effective screen.
- 3 If awnings are installed on rear elevations, install them in keeping with guidance in the awnings section.
- 4 Construct decks to be unobtrusive. Use simple design and materials, such as metal or wood, and colors compatible to the building. (AC)
- 5 Locate mounted equipment, such as meters or window A/C units, on the rear or side elevations that are not visible to the public

#### **4.43.8.1. L Additions**

Storefront commercial buildings are often built immediately adjacent to neighboring buildings and this makes additions possible only to the rear. Buildings at the end of a row or those whose neighbors have been demolished, however, may have side space available for additions. Each of these potential addition spaces presents different design challenges: in the rear, the goal is often to present an entry to a parking area; along the side, the goal may be to create additional space without compromising the composition of the building mass.

- 1 Design all additions so that the building height, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.
- 2 Rear additions intended to create new entrances may be constructed of compatible materials and with similar window and door spacing as the original building. Alternatively, additions may create clear contrasts to the existing building if the addition is clearly differentiated from the original building and the integrity of the original building fabric is not compromised.
- 3 Additions to the side of a storefront commercial building should be set back significantly from the original building's front face. The specific distance will necessarily vary according to the design of the original building and the configuration of the site.
- 4 Additions should be lower than the original building.

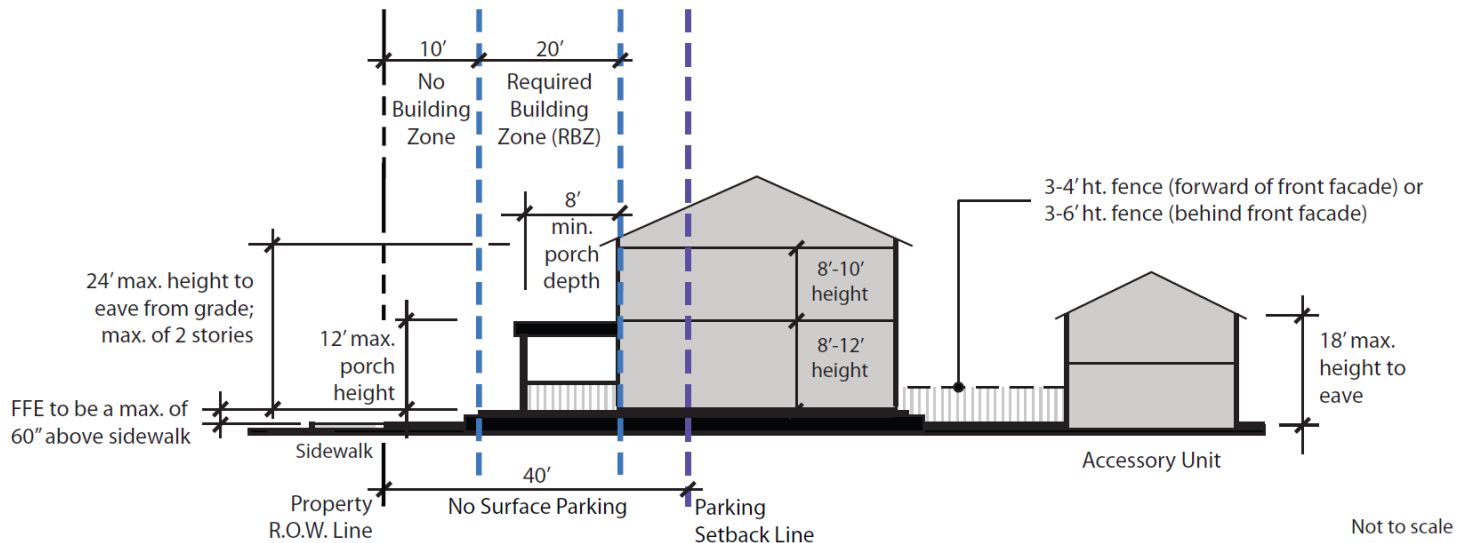


- 5 The spacing of the addition's bays should be similar to the original building as should the proportion of windows and doors.
- 6 Building details may be simplified but should be similar in placement and dimension to those in the parent building.
- 7 The color, size, texture, scale, and level of craftsmanship of materials in an addition should be complementary to the parent building.
- 8 Locate access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, install it in a way that does not damage historic fabric and is as unobtrusive as possible.
- 9 All additions must meet the provisions of the Town Center or Neighborhood General standards of the Second Street Form District, as applicable.

## 4.38.9 Building Guidelines within the Neighborhood General Form Overlay (NG): Non-Contributing Property Standards

### BUILDING FORM STANDARDS - NEIGHBORHOOD GENERAL

#### Height



#### 4.43.9.A Height requirements

##### 4.43.9.A.1 Principal structure Height

- Each principal building shall be no greater than 2 stories in height.
- The principal building's front façade may be a maximum height of 24 feet from grade to the eave.
- An accessory unit may reach a maximum height of 18 feet from grade to the eave line.
- An attic story shall not count against the maximum height.

##### 4.43.9.A.2 Ground Story Height

- The ground story finished floor elevation shall be equal to or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 60 inches above the sidewalk. All retail and office use structures must meet ADA compliance.
- The first story shall have a minimum of 8 feet and a maximum of 12 feet of clear interior height (floor to ceiling).
- The porch shall have a minimum of 8 feet depth and a maximum of 12 feet of clear height.

##### 4.43.9.A.3 Upper Stories Height

- The maximum floor-to-floor story height for upper story is 10 feet. The minimum is 8 feet.

##### 4.43.9.A.4 Residential Parking Structure Height

- A parking structure shall be no greater than 2 stories in height.
- A parking structure may reach a maximum height of 18 feet from grade to the eave.
- Where a parking structure is within 40 feet of any adjacent building, that portion of the structure shall not exceed the adjacent building's eave or parapet height.

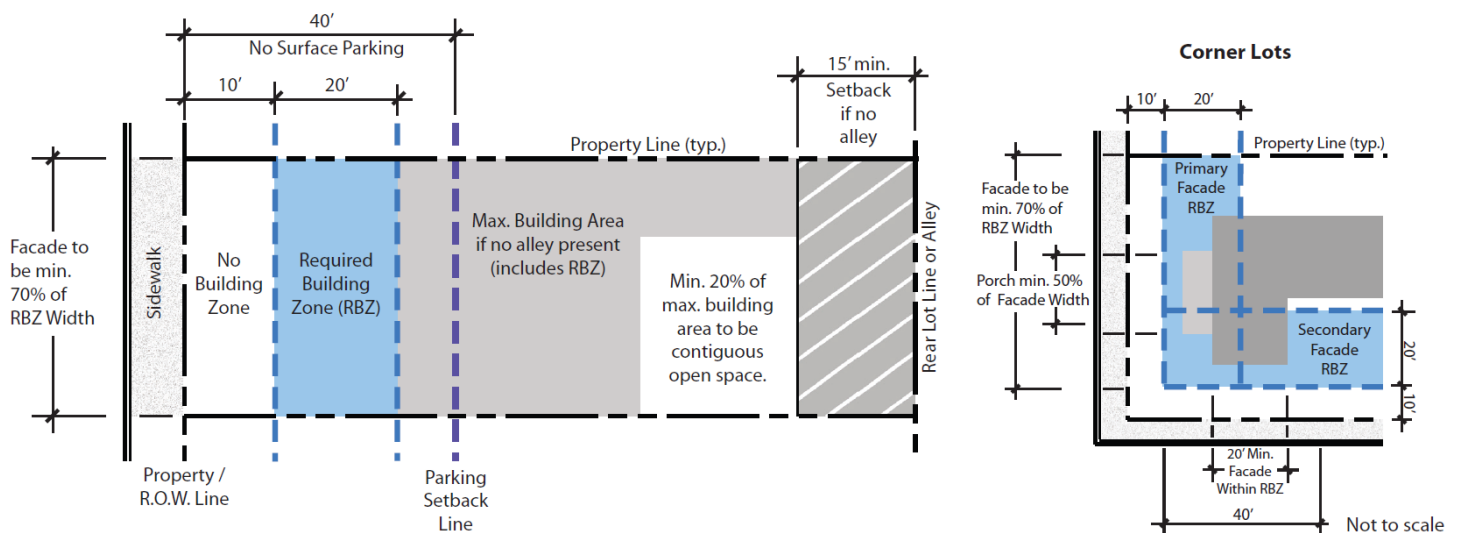
#### 4.43.9.A.5 Street Wall and Fence Height

- There are no required street walls or fences.
- A fence or garden wall is not required, but is permitted along the front, alleys, and common lot lines forward of the principal building's primary façade. If built, such a wall shall be a minimum of 3 feet in height and a maximum of 4 feet in height.
- A privacy fence or garden wall is not required, but is permitted along rear and common lot lines at or behind the principal building's primary façade. If built, such a wall shall be a minimum of 3 feet in height and a maximum of 6 feet in height.

#### 4.43.9.B Siting requirements

### BUILDING FORM STANDARDS - NEIGHBORHOOD GENERAL

#### Siting



#### 4.43.9.B.1 Street Façade

- The primary building façade and porch must be built within the Required Building Zone (RBZ). However, an average of the front setback of the immediately adjacent principal structures may be observed if contrary to this section, without the need of a variance.
- The building façade shall be a minimum of 70% of the lot's RBZ width.
- The porch shall have a minimum depth of 8 feet and a minimum width of 40% of the building façade width.
- Corner lots: see 4.43.9.B.6 below.

#### 4.43.9.B.2 Buildable Area

- Buildings may occupy the portion of the lot specified by the building envelope standards (see image above).
- A contiguous open area equal to at least 20% of the total buildable area shall be preserved at grade on every lot. Such contiguous open area may be located anywhere behind the parking setback.
- No part of any building, except overhanging eaves, awnings, or balconies shall occupy the contiguous open area.
- Parking/garage is permitted in the buildable area at the rear of the lot, behind the Parking Setback Line.
- See also 4.43.9.C. below.

#### **4.43.9.B.3 Side Lot Setbacks**

- a. There is a minimum 5 foot side setback for the principal building.
- b. There is a minimum 2 foot setback for all accessory uses.

#### **4.43.9.B.4 Garage and Parking**

- a. Garage entries or driveways shall only be located/ accessed off alleys.
- b. Vehicle parking areas on private property shall be located behind the parking setback line.
- c. These requirements are not applicable to on-street parking.
- d. The parking setback line shall be 40 feet from the front property line.

#### **4.43.9.B.5 Alleys / Rear Setbacks**

- a. There is no required setback from alleys.
- b. On lots having no alley access, there shall be a minimum setback of 15 feet from the rear lot line.
- c. On lots having no alley access, if the property owner dedicates a 10 foot Right of Way (R.O.W.), there shall be no minimum setback from the rear lot line.

#### **4.43.9.B.6 Corner Lots**

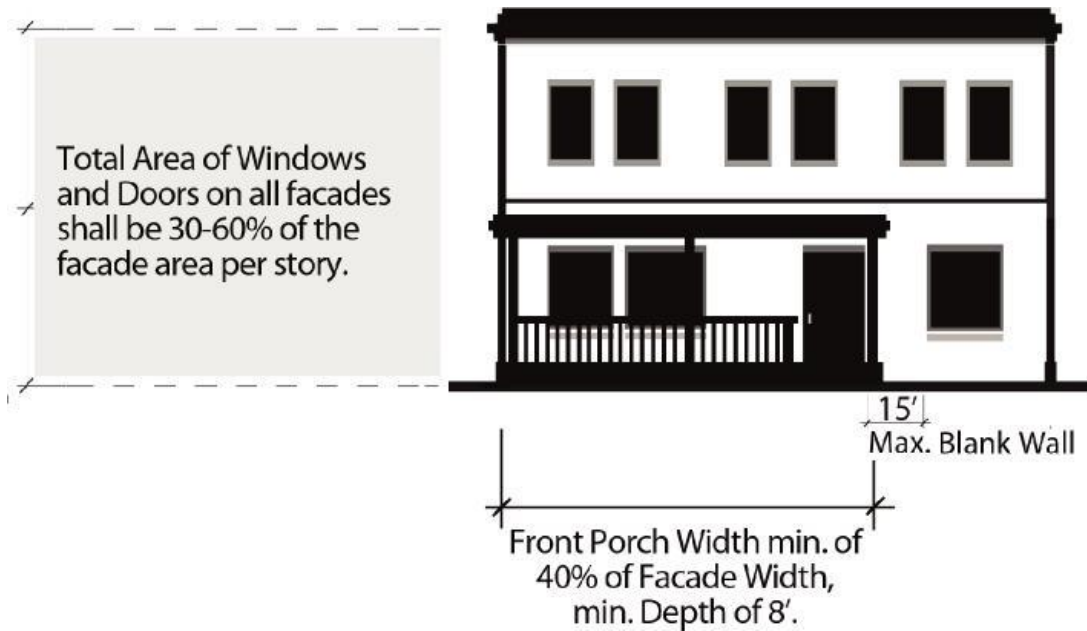
- a. On the primary frontage (street address side), the building façade shall be a minimum of 70% of the primary RBZ width. The porch shall have a minimum depth of 8 feet and a minimum width of 40% of the building façade width. Both the porch and building's primary façade must be built within the RBZ.
- b. On the secondary frontage (non-street address side), a minimum of 20 feet of building façade must be located within the first 40 feet of that façade's RBZ. There is no porch requirement for secondary frontage.

#### **4.43.9.B.7 Frontage Widths**

- a. The minimum lot width is 25 feet.
- b. No building or set of townhouses may exceed 100 feet of continuous building façade. Any building frontage exceeding 100 feet in width shall contain recesses of minimum 5 feet in depth and 10 to 20 feet in width such that each continuous façade does not exceed 100 feet.



#### 4.43.9.C Other Elements



##### 4.43.9.C.1 Stoops and Porches

- Each lot/unit shall include a front porch.
- The front porch shall be built within the RBZ and be a minimum of 8 feet deep, with a width no less than 40% of the primary façade parallel to the street.

##### 4.43.9.C.2 Windows and Doors

- Blank lengths of wall exceeding 15 linear feet are prohibited on all facades within an RBZ.
- Windows and doors on all façades within the RBZ shall comprise at least 30%, but not more than 60%, of the façade area per story (measured as a percentage of façade by floor levels).
- Tinted and mirrored glass are prohibited.

##### 4.43.9.C.3 Building Projections

- Balconies, stoops, bay windows, and porches shall not project closer than 5 feet to a common side lot line.
- Overhanging eaves or awnings shall extend no more than 3 feet beyond the front of the RBZ.

##### 4.43.9.C.4 Doors/Entries

- Each lot shall have a functioning entry door on the primary façade within the RBZ.
- Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 30 linear feet.

##### 4.43.9.C.5 Fences/Garden Walls

- No street walls are required.
- If built, a vehicle entry gate no wider than 10 feet or a pedestrian entry gate no wider than 6 feet shall be permitted.
- See 4.43.9.A.5 for further detail.

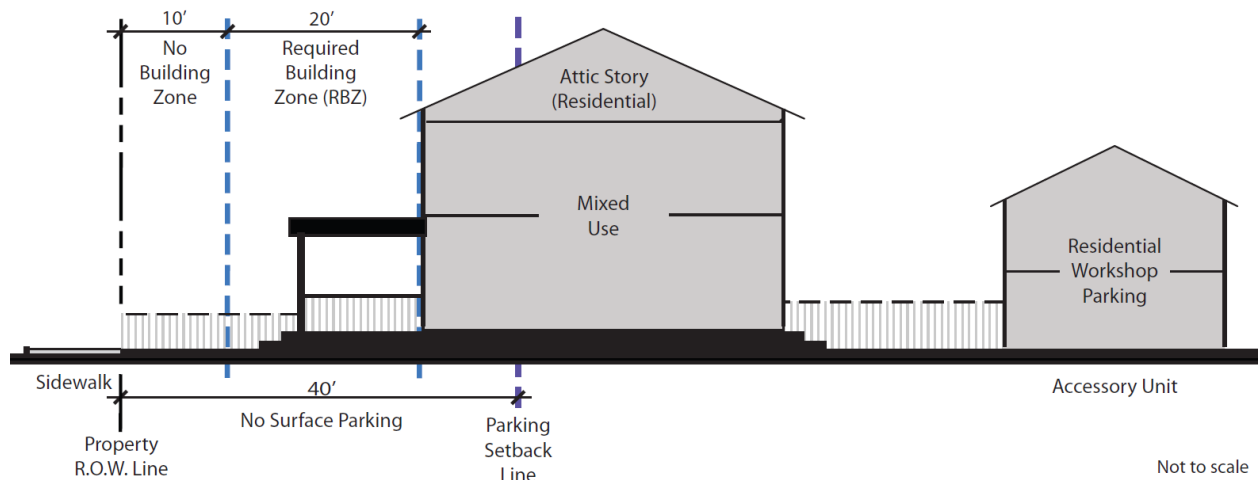
##### 4.43.9.C.6 Signage

- Signage shall be that as regulated per the Frankfort Special Capital (SC) zoning district signage guidelines.

#### 4.43.9.D Permitted/Conditional/Prohibited Uses with the Neighborhood General District (NG)

### BUILDING FORM STANDARDS - NEIGHBORHOOD GENERAL

#### Use



#### 4.43.9.D.1 Ground Story

- The ground story shall house residential, limited commercial, mercantile, and/or professional office uses, and all uses as allowed in the Special Capital (SC) district.

#### 4.43.9.D.1 Upper Stories

- The upper stories shall house residential and/or office uses.
- Additional habitable space is permitted within the roof where the roof is configured as an attic story.

#### 4.43.9.D.1 Permitted Uses

- Permitted/conditional uses are those found in the use tables of the lot's current zoning and/or the Special Capital (SC) district, whichever is least restrictive.
- There is no maximum density.

#### 4.43.9.D.1 Accessory Unit

- One accessory unit (maximum footprint of 650 square feet) is permitted in the buildable area at the rear of the lot.
- Accessory unit uses may include parking, residential, or workshop.
- Conversion of a primary single family unit to a maximum of a two family unit is permitted.

#### 4.43.9.D.1 Parking

- Parking requirements shall follow the Special Capital (SC) and Article 12 zoning district regulations

## **4.43.10 Historic Building Form Standards for Structures within Neighborhood General District (NG) – Contributing Properties.**

**4.43.10.1** The character of the Second Street Form District is mainly residential except for the lots facing Capitol Avenue, Second Street, and Bridge Street. The principle that guides design and preservation in residential portions of the district is to maintain the character of a neighborhood of detached houses. This character is exemplified by houses that are relatively closely spaced; are set back from the street edge; engage the street and public sidewalk with entries, porches, and entry walks; and whose yards create green street corridors uninterrupted by driveways.

### **4.43.10.1.A Porches**

Porches are a key building feature in the residential portions of the form district. Porches occur on 29 out of 48 houses and this proportion is much higher for houses built before 1940. For the buildings on which they are found, they are an important visual element for the building composition. They additionally provide character to the street by extending the house toward the street, providing design detail to pedestrian space, and by providing a space for the personalization of house fronts with furniture, plants, and other decorations.

1. Existing front porches shall be preserved in their historic form.
2. If porches must be rebuilt because they were previously removed or have significantly deteriorated, they shall be replaced with the original width, height, and depth.
3. Porch details shall be preserved and not covered over, or replaced with simplified profiles, or replaced with inauthentic materials.
4. Porches should not be placed on buildings that did not historically have a porch.
5. Based on documentation, porches whose original configuration has been changed over time may be restored to their original configuration. Other variations require ARB review. (ARB)
6. Porches shall not be enclosed, with the exception of insect screen panels that can be removed seasonally, are set behind porch elements, and do not damage historic fabric.



Do not place porches on buildings that did not historically have a porch.



Enclosed porch

### **4.43.10.1.B Decks**

1. Locate decks on a rear or side elevation where they are not visible from the street.
2. Stain or paint decks to blend with or match the building.
3. Use a simple design and scale that is compatible with a building's historic features.
4. Use balusters and railings that blend appropriately in size and shape with historic buildings.

#### 4.43.10.1.C Windows and Doors

Windows and doors provide the means by which house facades develop rhythm and pattern. The proportions of windows are essential to the composition of building elevations. Retaining original windows, their proportions, and the pattern of division within each window is fundamental to the integrity of historic houses.



#### 4.43.10.C.1 Windows

1. Original window openings and shapes shall be retained as historically constructed.
2. Retain historic windows
3. Repair historic windows using materials that match the original.
4. If windows must be replaced, select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features. Materials other than wood or wood with vinyl/aluminum clad require review( ARB)
5. Exterior storm windows that are white or paintable to match house trim color may be added. Storm window framing shall align with the existing sash framing including the meeting rail.
6. Do not replace multi-pane windows that have true divided lights with thermal-glazing windows that have false “snap-in” or applied muntins on primary façade elevations.
7. Do not obscure historic window trim with metal or siding materials.
8. Do not install window air conditioning units on a street façade if installation on a secondary elevation can address the same need. If this is not an option, do not alter the window sash to accommodate the air conditioning unit.



#### 4.43.10.C.2 *Doors*

1. Retain and Preserve historic doors, their surrounding entrance openings, and other surrounding elements such as transoms, sidelights, and pediments.
2. When replacement of a door is unavoidable, use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing as the original.
3. Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.
4. Install screen doors or storm doors that match the design of the historic screen or storm doors or that are simple with a narrow-frame design and that are full view to enable the inner door to be seen.
5. Metal storm doors should be painted or finished to match the inner door. Dark baked-enamel or anodized frames are appropriate.



#### 4.43.10.D **Cladding materials**

Building materials provide scale, pattern, texture, and sometimes color to work with building form in creating comprehensive architectural character. The multiple types and styles of the historic houses of the Second Street Form District are associated with particular materials and material patterns. Late nineteenth and early twentieth century two story houses of all styles are most often clad with clapboards, partly because of fashion and partly because of local availability of the materials. These and other historic materials are imbedded into the character of the houses in which they are found.

1. Most traditional building materials are repairable, and this is almost always a less expensive choice than replacement. See <http://www.nps.gov/tps/how-to-preserve/briefs.htm>
2. When materials must be replaced, they should be replaced in kind. Synthetic materials, such as fiber-cement siding that replicate the dimension and texture of original materials may be permitted.
3. Repair historic siding, if possible.
4. Replace siding that cannot be repaired using matching materials or synthetic materials that match the historic dimensions. Vinyl requires ARB review
5. Leave historic siding visible.
6. Retain historic foundations.
7. Leave historic foundations visible

#### 4.43.10.E **Roofs and Gutters**

Roof shape is one of the most distinguishing features of residential architecture. Preserving configuration, materials, and details is essential to building integrity.



1. Retain historic roof shape, size, pitch, materials, and features, such as cresting, finials, and dormers.
2. Use only replacement materials that closely match the original roofing materials in color, texture, and profile.
3. Make sure that the proportion of the seams and trim on replacement metal roofing matches that of the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture, because the scale is inappropriate.
4. Base the reconstruction of any missing roof feature on historical, pictorial, and physical evidence. If such evidence is insufficient, the feature should be of a compatible new design rather than a falsely historical or conjectural reconstruction. (AC)
5. Leave historically exposed rafter ends and eaves open and uncovered.
6. Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged.
7. Do not attach antennae, satellite transmitters, skylights, vents, air conditioning units, decks, terraces, dormers, or solar panels that can be seen from the street. Skylights should be flush (not the bubble type) with curbs painted to match the color of the roof material.
8. Paint all roof vent assemblies to match the color of the roofing material.
9. Retain historic built-in or boxed gutters.
10. Repair historic built-in or boxed gutters using matching materials.
11. Use replacement gutters that match the original in size, design, shape, and materials.
12. Half-round replacement gutters, or ogee profile gutters on some more recent houses, are preferred. Synthetic materials painted to match the trim color are acceptable.
13. Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.

#### **4.43.10.F Details**

Details may be entirely decorative, but on many of the historic houses of the district, these details are an expression of particular style of building. Brackets on cornices have a structural function at the same time that they visually segment the cornice and prevent its horizontal line from dominating the vertical lines of the rest of an Italianate house. The complex cuts at the ends of rafters on a Craftsman house are a way of giving character to a structural component. These details are inseparable from the building types on which they are found; when they are removed or substantially altered, building character is substantially harmed.



1. Retain historic architectural details.
2. Repair historic architectural details with matching materials if they become damaged.
3. Replace historic architectural details if they are missing or so badly damaged that replacement is necessary. Replacement elements should consist of matching materials, be the same size as the original elements, and be chosen based in physical or photographic evidence. Synthetic materials may be used that duplicate original profiles. (AC)
4. Leave historic details visible and do not cover damaged details with aluminum, vinyl, or other materials.

#### **4.43.10.G**      *Shutters*

1. Retain historic shutters and hardware.
2. Repair shutters with in-kind materials. If damage is so severe that they cannot be repaired, then replacement shutters should match the visual appearance of the originals.
3. Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, and should measure the full height and width of the windows.

#### **4.43.10.H**      *Chimneys*

1. Retain historic chimneys.
2. Conduct repairs in kind to historic chimneys according to the masonry guidelines in the applicable Preservation Briefs.
3. If a chimney is damaged beyond repair, or is missing, rebuild the chimney to match the original, using matching materials and mortar.

#### **4.43.10.I**      **Site features**

Residential site features that affect public rights-of-way in the district are relatively simple. Front yards typically include an access walk from the public sidewalk, but are not interrupted by driveways. Shrub or flower beds are typically located somewhere between the fronts of houses and the edge of the public sidewalks. The historic tradition that is most neglected in the district's residential landscape is the continuity of trees in front yards or in tree lawns that can provide shade and a green canopy over street corridors. Retaining walls are used in some yards to accommodate grade changes while maintaining usable level spaces. Freestanding walls and iron or wooden picket fences are used in a few yards to enclose space, provide privacy, or screen parking areas.

1. The quality of streets in the district will be improved if canopy trees are planted near the sidewalks: between the sidewalk and curb where possible, or on the yard side of the walk where the tree lawn is too narrow or is non-existent. The height of trees should be appropriate to powerline locations and height.
2. Plant materials used in front yards should be understated and should preserve the sense of a continuous greensward between sidewalks and house porches.
3. New driveways connecting to streets shall not be constructed if there is alley access to the rear of a property. If the only access to the rear of a property is from the street, a driveway



with a maximum width of twelve feet may be constructed. Grass paver drives or narrow tire strip drives are encouraged in these situations. (ARB)

4. Historic site features like retaining walls and fences should be maintained and preserved. If replacement is necessary because of deterioration, they should be replaced with the same materials and type of craftsmanship.
5. Do not install front-yard fencing where there is no historic precedent on site or adjacent to the site.
6. Do not install chain-link, split-rail, or wovenwood fencing, or concrete-block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted. All fences must have finished side out and comply with the standards in the Neighborhood General section of the Second Street Form District Code.



7. Locate mechanical equipment and trash collection and outdoor storage areas behind buildings and completely screened from public view by landscaping, lattice panels, or similar materials that will form an effective screen.
8. Locate mounted equipment, such as meters or satellite dishes, on rear or side elevations that are not visible to the public

#### 4.43.10.J Signs

Signs in residential areas are limited to house or building identification signs, such as address or markers, and small identification signs for approved conditional uses. All signs must meet other applicable Zoning District Regulations.

1. Signs should integrate unobtrusively into the architectural design of the building and should not dominate the façade.
2. Make sign designs simple and easy to read. Use a limited number of lettering styles and colors, which reflect the character or the business and/or the building.
3. Attach signs on front walls, projecting from porches or eaves, near doorways, or on porches, where they exist, or in front yards.





#### 4.43.10.K Accessory Structures

1. Retain historic outbuildings.
2. Repair historic outbuildings and their hardware using materials that match the original in size, style, color, and design.
3. New outbuildings must meet the standards in the Neighborhood General section of the Second Street Form District Code.
4. New outbuildings and/or accessory structures should carefully use design, materials, scale, and placement in order to protect the district's historic character.

#### 4.43.10.L Additions

Most houses provide many opportunities for developing additions that are compatible with the original building. The essence of compatibility is that the original building retains its historic integrity. Integrity will be maintained when the materials and form of the original building can be seen clearly and retain their independence from the addition. Integrity is harmed when additions change the form of the original building, when an addition is dominant in scale or position, or when the materials of the addition are incompatible.

1. An addition may not change the form of the original building, when an addition is dominant in scale or position, or when the materials of the addition are incompatible for the contributing structure.
2. The placement of additions should be to the rear of the original building mass or shall at least be set back significantly from the front so that the scale and character of the original building is most prominent.
3. The scale of additions shall be smaller than the original building mass. When larger additions are needed, they can be designed as smaller modules that do not overwhelm the original house.
4. Original sections of houses shall not be demolished to be replaced by additions.
5. The height of additions shall not exceed the height of the original house.
6. The roof shape of additions should relate to the roof shape and slope of the original house.
7. Materials of additions may duplicate the original material or compatibly distinguish between the original materials and the new materials. When new materials are used, they should not be applied to the original building.



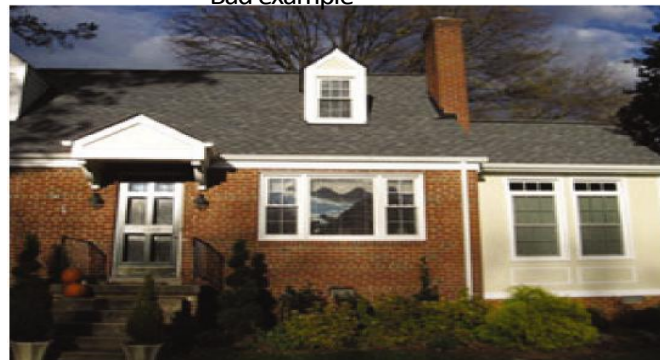
Bad example



Good example



Bad example



Good example

8. The patterns and rhythms of details and fenestration of the original house will be considered in the design of additions.
9. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.

#### **4.43.11 PUBLIC REALM STANDARDS**

##### **4.43.11.A Intent and Principles**

These standards ensure coherence of the public realm throughout the Form Districts and encourage and facilitate pedestrian activity. In addition, they assist building owners and operators in understanding the relationship between the public realm and their own lots.

The Form Standards (which regulate siting within the Town Center and Neighborhood General districts) ensure a consistent street wall, while allowing building flexibility on each parcel. The public realm, which is the space between the street walls, is what ties each of these separate parcels together.

##### **4.43.11.B Public Realm Elements**

The following public realm element regulations guide the size, location, spacing, color, materials, and compliance standards as they pertain to each form district.

###### **4.43.11.B .1. General Provisions**

- a. All public realm elements enumerated in this section shall comply with City of Frankfort design and engineering standards.
- b. All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- c. All selected plant materials to be native to the state of Kentucky.
- d. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within the public realm. (Water pumps which are not visible are not included in this prohibition.)
- e. Street lighting and bicycle racks shall be located a maximum of 4 feet from the back of curb and out of the primary pedestrian access pathway.
- f. Unless excepted by public works, i.e. for tree trunks, street lights, civic buildings, public art, temporary signs, benches, or monuments, there should be a clear view between 2 and 7 feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
- g. All signage within the Form Code will comply with the City of Frankfort's Article 13 Sign Regulations.

###### **4.43.11.B .2. Sidewalks**

###### **a. TOWN CENTER (TC)**

- 1). At the time of development, the developer is required to build sidewalks. All Sidewalks should be a minimum of 8 feet wide and shall be constructed to meet all City of Frankfort engineering specifications.
- 2). Location - See Public Realm Standards Illustration section.
- 3). Materials should be Concrete, either broom-finished or exposed aggregate; or Modular Pavers, either clay brick or pre-cast concrete pavers.
- 4.) All sidewalks shall meet ADA compliance standards.



## **b NEIGHBORHOOD GENERAL (NG)**

### **1. Size**

- a. At the time of development, the developer is required to build sidewalks. All Sidewalks shall be a minimum of 5 feet wide and shall be constructed to meet all City of Frankfort engineering specifications.

### **2. Location- See Public Realm Standards Illustration section.**

### **3. Materials should be concrete, either broom-finished or exposed aggregate.**

### **4. All sidewalks shall meet ADA compliance standards**

## **4.43.11.B .3. Streets**

### **a. TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)**

- 1) Travel lanes shall be a minimum of 10 feet wide, and maximum of 12 feet wide.
- 2) Travel lanes shall comply with City of Frankfort engineering standards.
- 3) Bicycle lanes shall be a minimum of 4 feet and 6 inches in width (not required in NG)
- 4) Bicycle lanes shall be asphalt, painted or color impregnated brick red, green or blue, unless otherwise approved by the City Engineer.
- 5) Planted medians shall be a minimum of 8 feet in width from curb to curb (when provided)
- 6) Planted medians shall have a curb of 6 inches in height
- 7) Crosswalks shall be a minimum of 8 feet in width
- 8) Crosswalks shall be either Asphalt, painted or color impregnated, or marked with a white stripe; or Concrete, either broom-finished or exposed aggregate; or Modular Pavers, either clay brick or pre-cast concrete pavers
- 9) All crosswalks shall meet ADA compliance standards.

## **4.43.11.B .4. Parking**

### **a. On-Street Parking within TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)**

1. Size- Typical spaces to be 7 feet by 20 feet.
2. Location/Spacing- The parking space/tree planting pattern may be interrupted by existing or new driveways designated in the regulating plan, streets, alleys, and transit stops/stations.
3. Parking spaces shall be constructed in a manner that allows for proper drainage.
4. See Public Realm Standards Illustration section.

### **b. Off-Street Parking (Surface Lot Parking) - TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)**

1. Location - All surface parking lot areas must be located behind the Parking Setback Line.
2. Materials - Surface parking lots must have at least one canopy shade tree (from the Form District Tree List) for every 6 spaces planted in an "orchard" configuration.
3. Subdivide surface parking lots into smaller areas through the use of landscaping and other visual elements. Plant material shall be native and appropriate to withstand urban growing conditions.
4. Incorporate convenient bicycle parking. A bicycle rack may be allowed within the street space with prior approval from the City Engineer.

## **4.43.11.B .5. Plant Material**

### **a. Street Trees within TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)**

1. Street trees must be 2 inch cal., balled and burlapped

2. Location/Spacing: See Public Realm Standards Illustration section.
  - a) Street trees shall be planted at an average spacing not greater than 30 feet on center (per block face).
  - b) Street trees shall be “limbed up” as they gain appropriate maturity so as not to interfere with pedestrian or truck travel (minimum of 8 feet clear over the sidewalk and 14 feet over the travel lanes of the street).
3. Materials/Type:
  - a) Required trees shall be selected from the Form District Street Tree List.
  - b) Substitutions of tree species may be submitted a registered landscape architect or a certified arborist for administrative approval.
4. Tree Pits: Trees to be planted in a minimum 4 foot by 4 foot pit, capped with decorative cast-iron tree grate.
5. Tree Planter Bump Outs
  - a) Curbed “Bump Out” planter area, located in parking lane, to be a minimum of 7 feet wide and a minimum of 12 feet long.
  - b) Soil surface at tree trunk to be a maximum 12 inches above curb height.
6. Planted Medians
  - a) Soil surface at lateral midpoint of median to be a maximum 12 inches above curb height.
  - b) Trees to be planted at lateral midpoint of median.
7. Tree Lawns
  - a) The open soil surface area shall be 4 feet wide in TC district and 8’ wide in NG district and not less than 6 feet long per tree.
  - b) See Public Realm Standards Illustration section.
  - c) Street trees in sidewalk (at back of curb) planter areas shall be located at grade.
  - d) Soil surface surrounding street trees to be turf or evergreen ground cover
8. Turf and Groundcover (where clearly visible from within the public realm and along the alley)
  - a) Any unpaved ground area shall be planted with groundcover, flowering vegetation, or climbing vines.
  - b) All turf grass must be sodded at installation – not seeded, sprigged, or plugged.
  - c) Vegetative groundcovers may be used in place of turf grass.

#### **4.43.11.B .6. Street Lighting**

- a. TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)
  - 1) Street lights shall be between 12-16 feet above the ground in height.
  - 2) At the time of development, the applicant is responsible for installing street lighting in the space fronting their property between the RBL/ RBZ and the travel lane.
  - 3) A street light luminaire shall be installed on both sides of streets, at a maximum distance of 4 feet from the curb, at intervals no greater than 60 feet, measured parallel to the street.
  - 4) Lighting standards for the public realm and alleys should be developed to meet the minimum standards of the Illumination Engineering Society (with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobiles areas) and the City of Frankfort’s Article 11.

#### **4.43.11.B .7. Street Furniture**

The street furniture family selected and installed in the Special Capital district on the North side of

river should be repeated in the TC and NG districts. The street furniture family includes light fixtures, benches, trash receptacles, free standing planters, and bicycle racks. The intention of repeating the street furniture is to make the historic districts on both sides of the river more cohesive.

a. TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)

- 1) Locate street furniture at mid-block or intersection bump outs, as shown in the Public
- 2) Realm Standards Illustration section.
- 3) All street furniture to be fabricated of steel and finished with black electrostatically-applied polyester powder coating.
- 4) All public benches shall comply with “The Revised Draft Guidelines for Accessible Public Rights-of-Way” under the section “Text of the Draft Guidelines,” Chapter R3: Technical Provisions, R307.6.3.2: “Where benches
- 5) without tables are provided at a single location, at least 50 percent, but no fewer than one, shall have a seat height at the front edge of 43 cm (17 in) minimum and 49 cm (19 in) maximum above the ground or floor space.” - ([http:// www.access-board.gov/prowac/draft.htm#307](http://www.access-board.gov/prowac/draft.htm#307))

**4.43.11.B .8. Recommended Deciduous Street Trees**

a. TOWN CENTER (TC))

- 1). Large
  - a) Black Gum
  - b) Yellow Poplar
  - c) Sassafras
  - d) Sweetgum
  - e) Black Tupelo
- 2) Medium
  - a) Thornless Honeylocust
  - b) Hophornbeam
  - c) Carolina Silverbell
  - d) Sourwood
  - e) Yellowwood
- 3) Small
  - a) Crape myrtle
  - b) American Dogwood
  - c) White Fringetree
  - d) Redbud

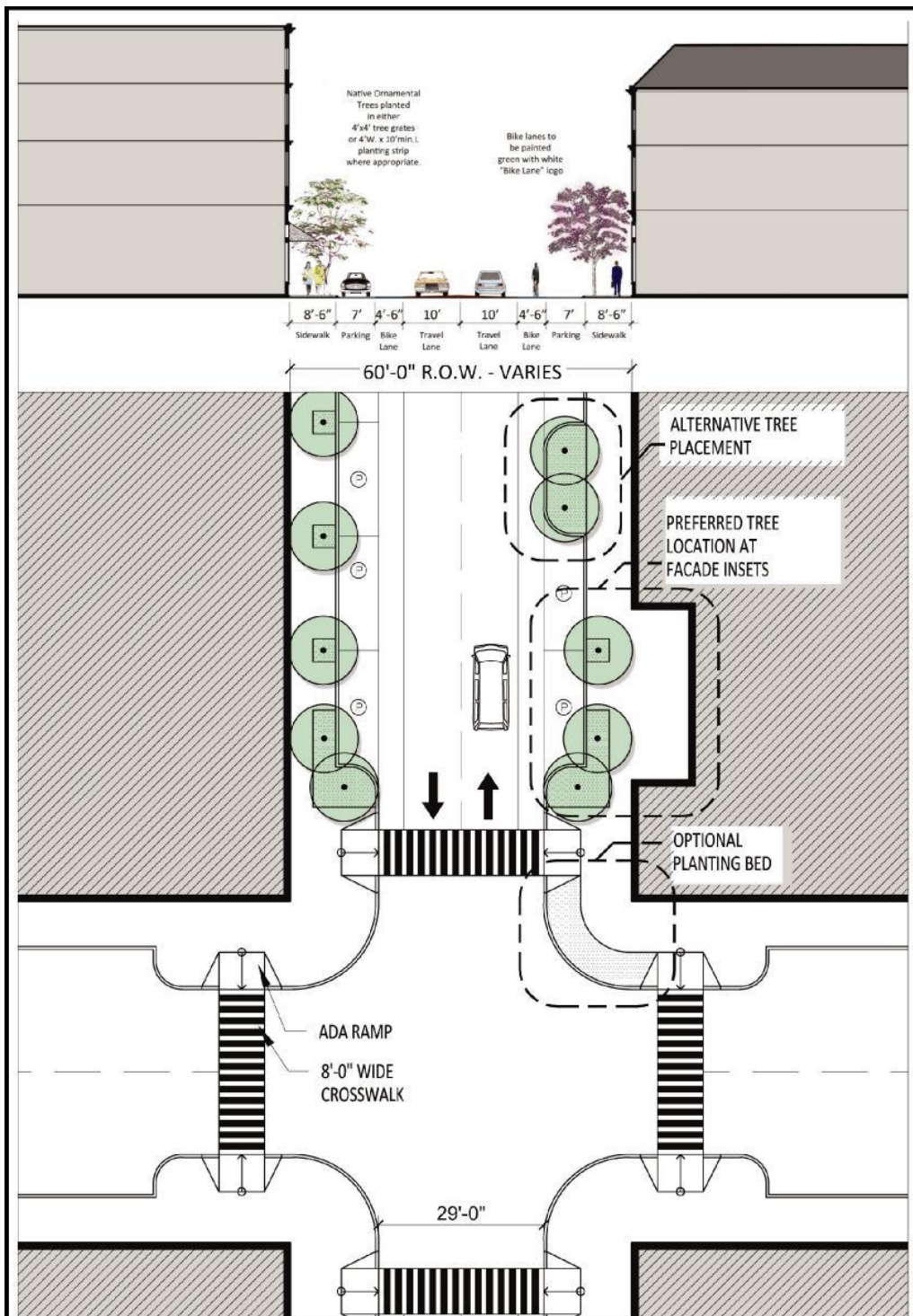
b. NEIGHBORHOOD GENERAL (NG)

- 1). Large
  - a) Basswood
  - b) American Beech
  - c) Yellow Birch
  - d) Ohio Buckeye
  - e) Catalpa
  - f) American Elm
  - g) Black Gum
  - h) Chestnut Oak
  - i) Bur Oak
  - j) Northern Red Oak

- k) Scarlet Oak
  - l) White Oak
  - m) Willow Oak
  - n) Yellow Poplar
  - o) Sweetgum
  - p) Black Tupelo
- 2) Medium
- a) Thornless Honeylocust
  - b) Hophornbeam
  - c) American Hornbeam
  - d) Red Maple
  - e) Sassafras
  - f) Carolina Silverbell
  - g) Sourwood
  - h) Yellowwood
- 4) Small
- a) Red Buckeye
  - b) Crab Apple
  - c) Crapemyrtle
  - d) American Dogwood
  - e) American Filbert
  - f) White Fringetree
  - g) Thornless Hawthorn
  - h) Red Bud
  - i) Serviceberry
  - j) Witchhazel

**4.43.11.B .9. Illustrations**

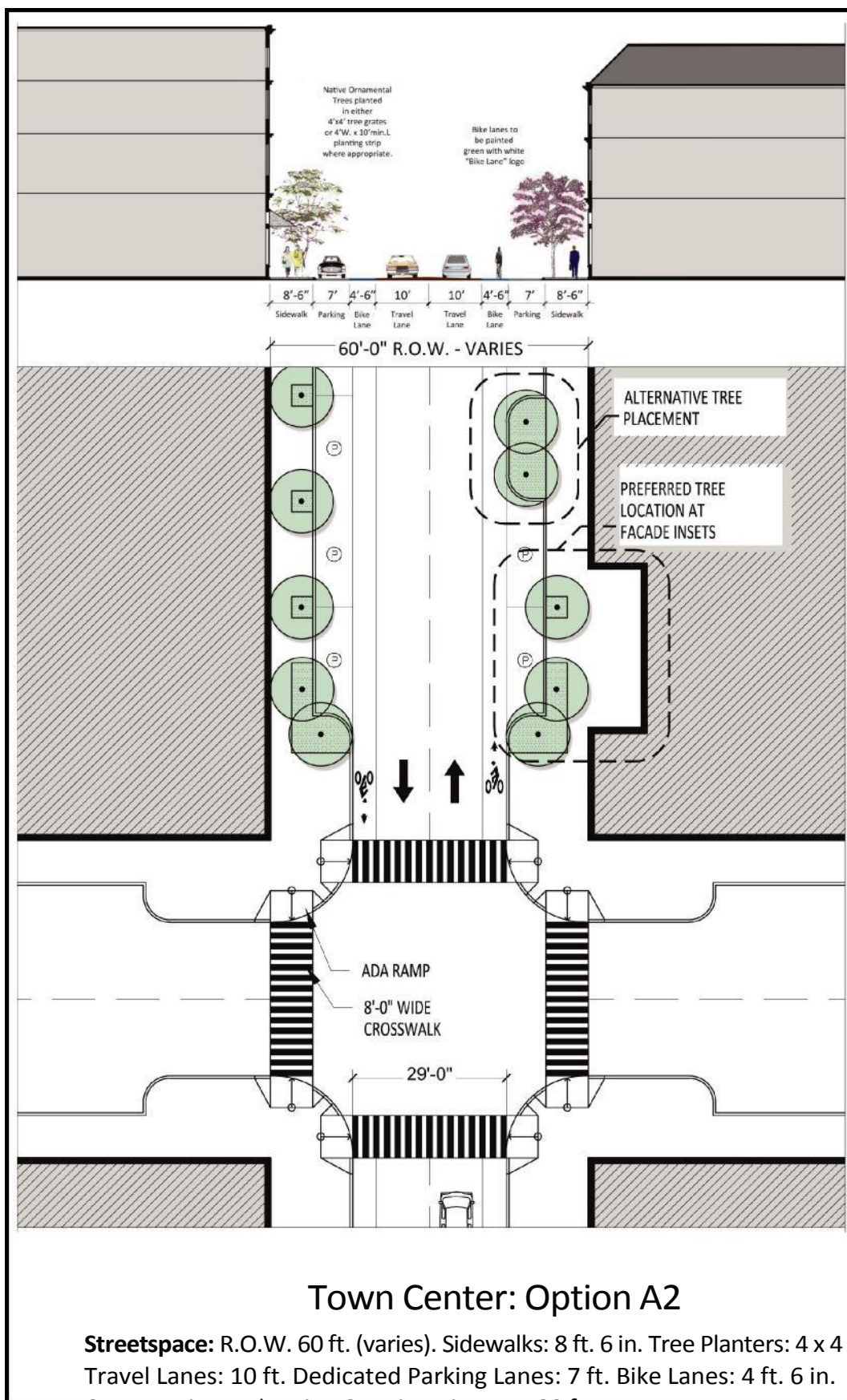
- a. TOWN CENTER (TC) and NEIGHBORHOOD GENERAL (NG)

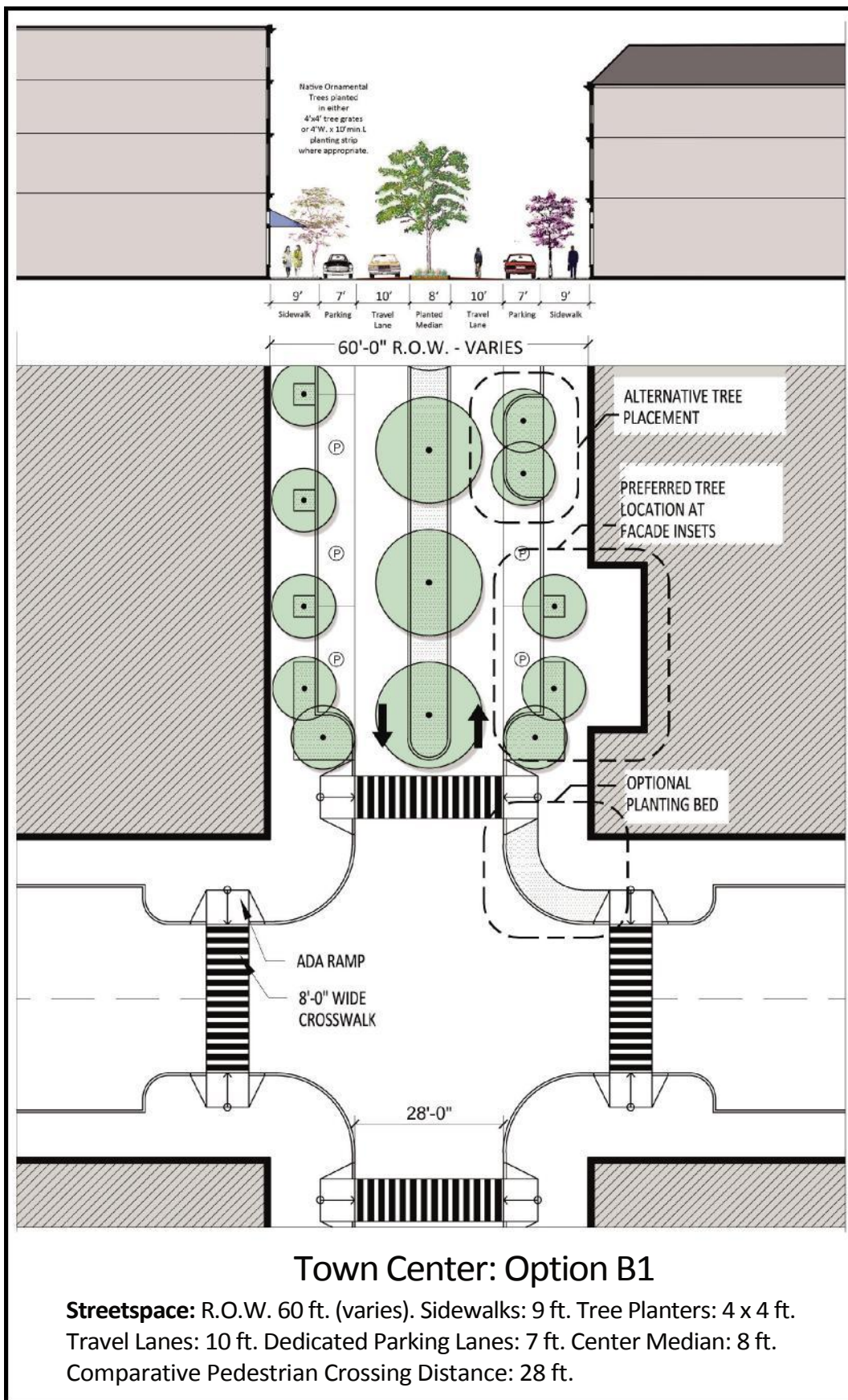


## Town Center: Option A1

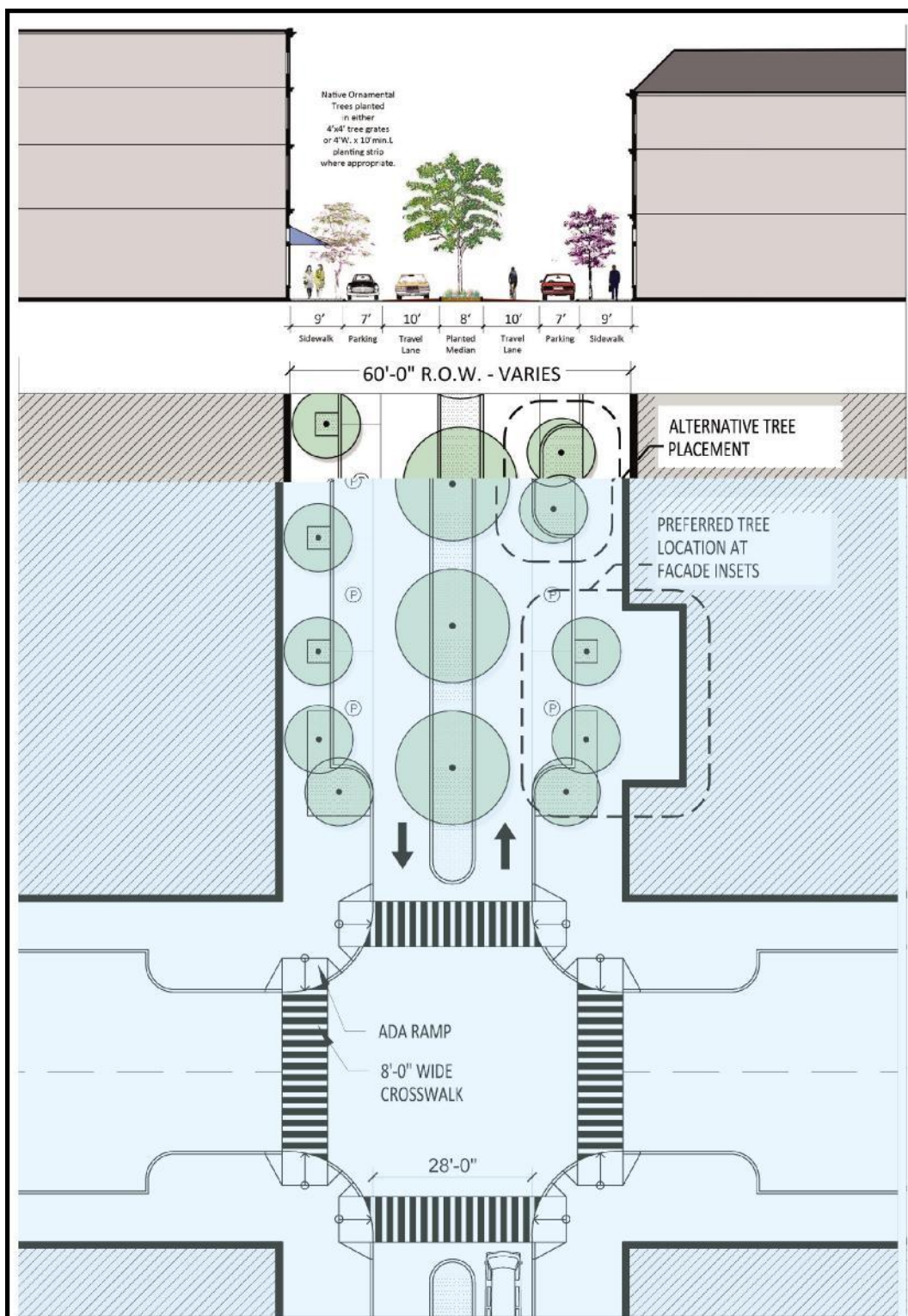
**Streetspace:** R.O.W. 60 ft. (varies). Sidewalks: 8 ft. 6 in. Tree Planters: 4 x 4 ft. Travel Lanes: 10 ft. Dedicated Parking Lanes: 7 ft. Bike Lanes: 4 ft. 6 in. Comparative Pedestrian Crossing Distance: 29 ft.





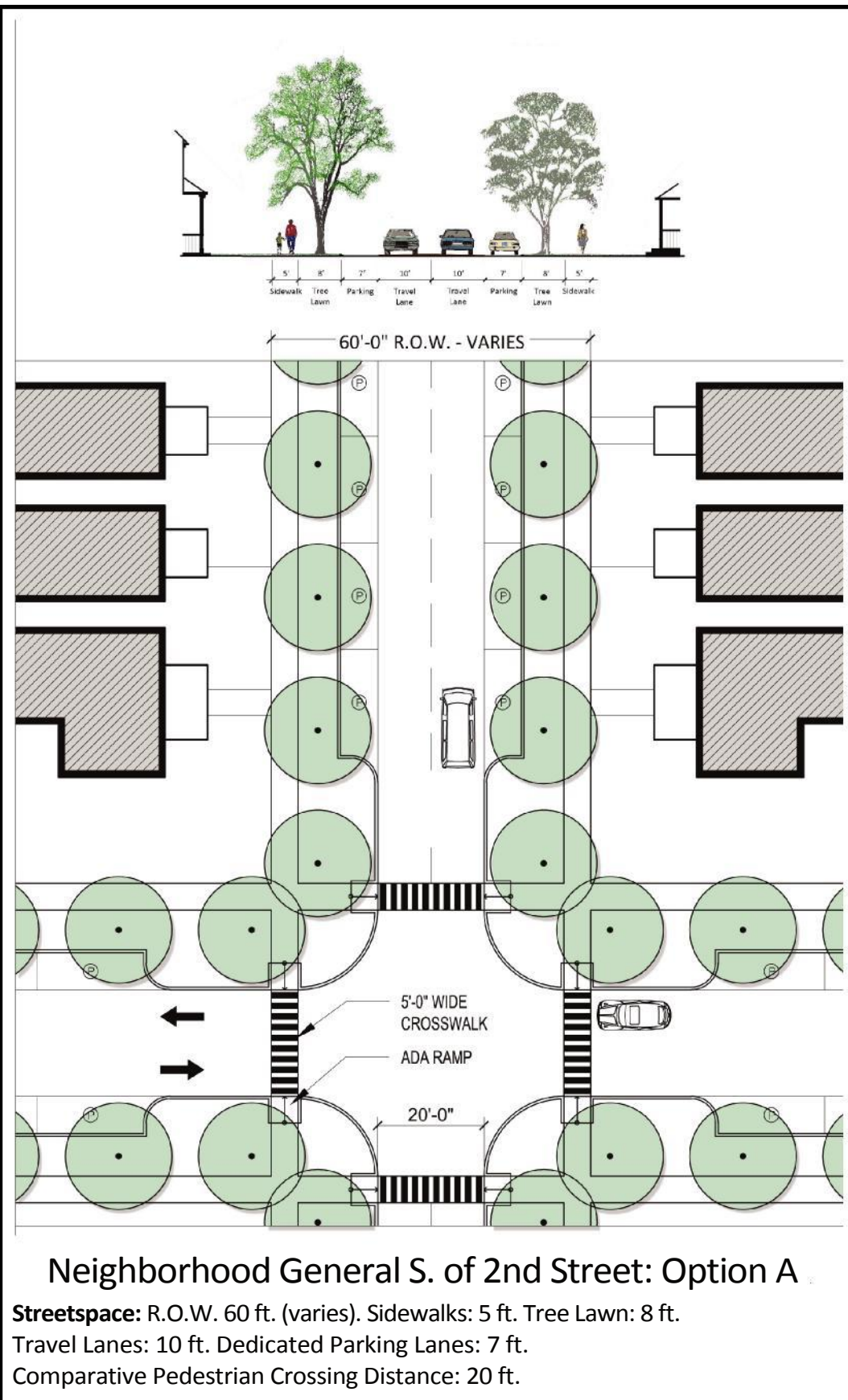


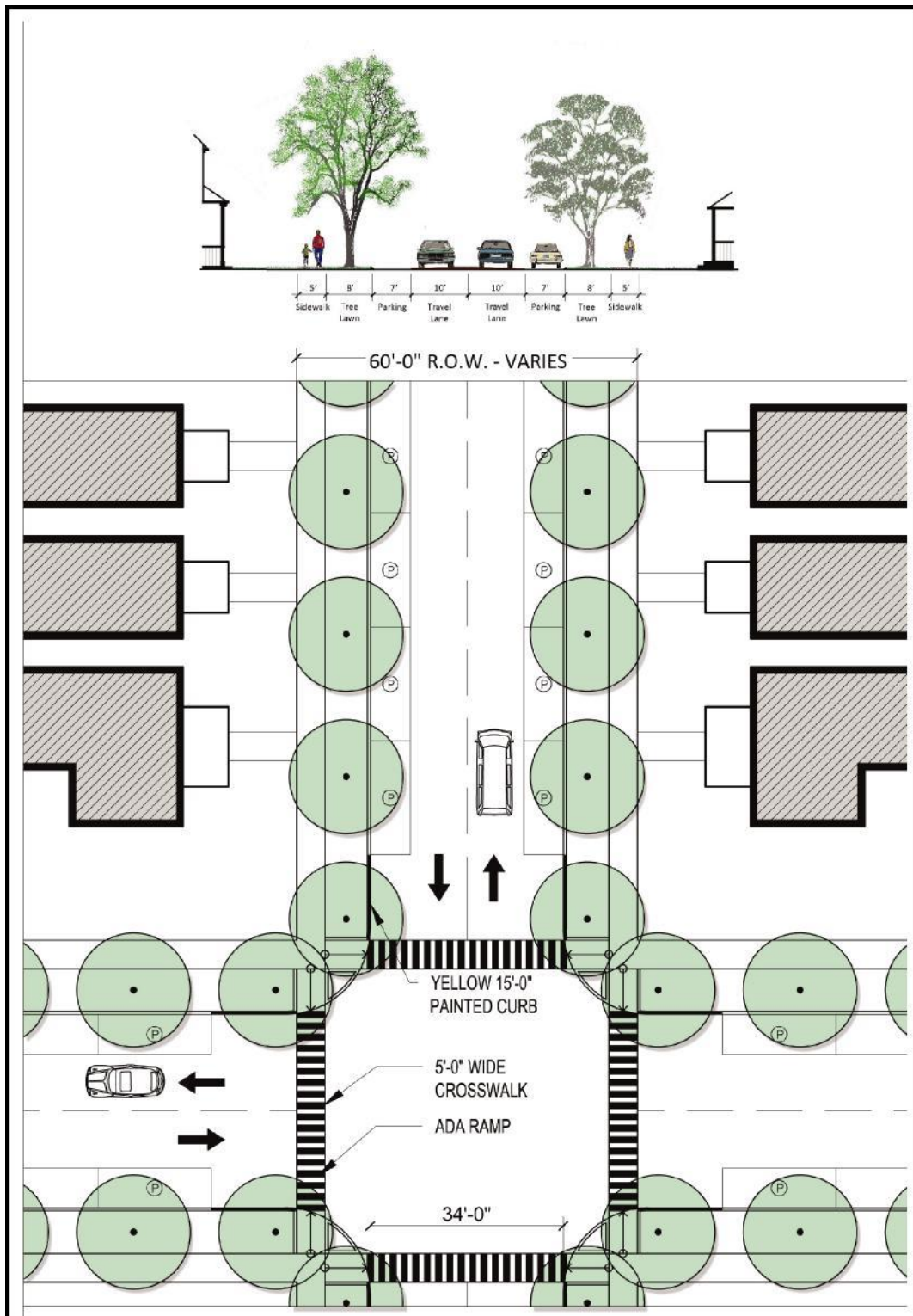




## Town Center: Option B2

**Streetspace:** R.O.W. 60 ft. (varies). Sidewalks: 9 ft. Tree Planters: 4 x 4 ft. Travel Lanes: 10 ft. Dedicated Parking Lanes: 7 ft. Center Median: 8 ft. Comparative Pedestrian Crossing Distance: 28 ft.



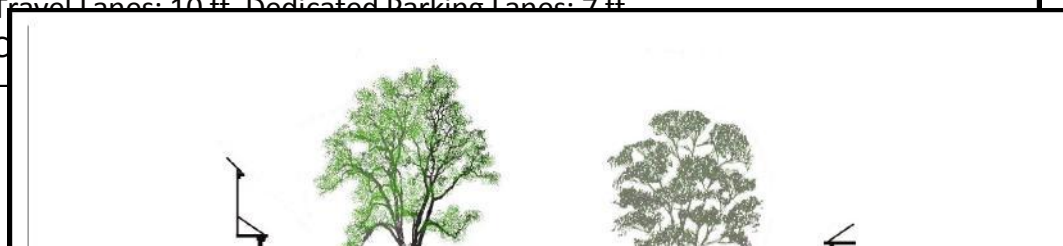


## Neighborhood General S. of 2nd Street: Option B

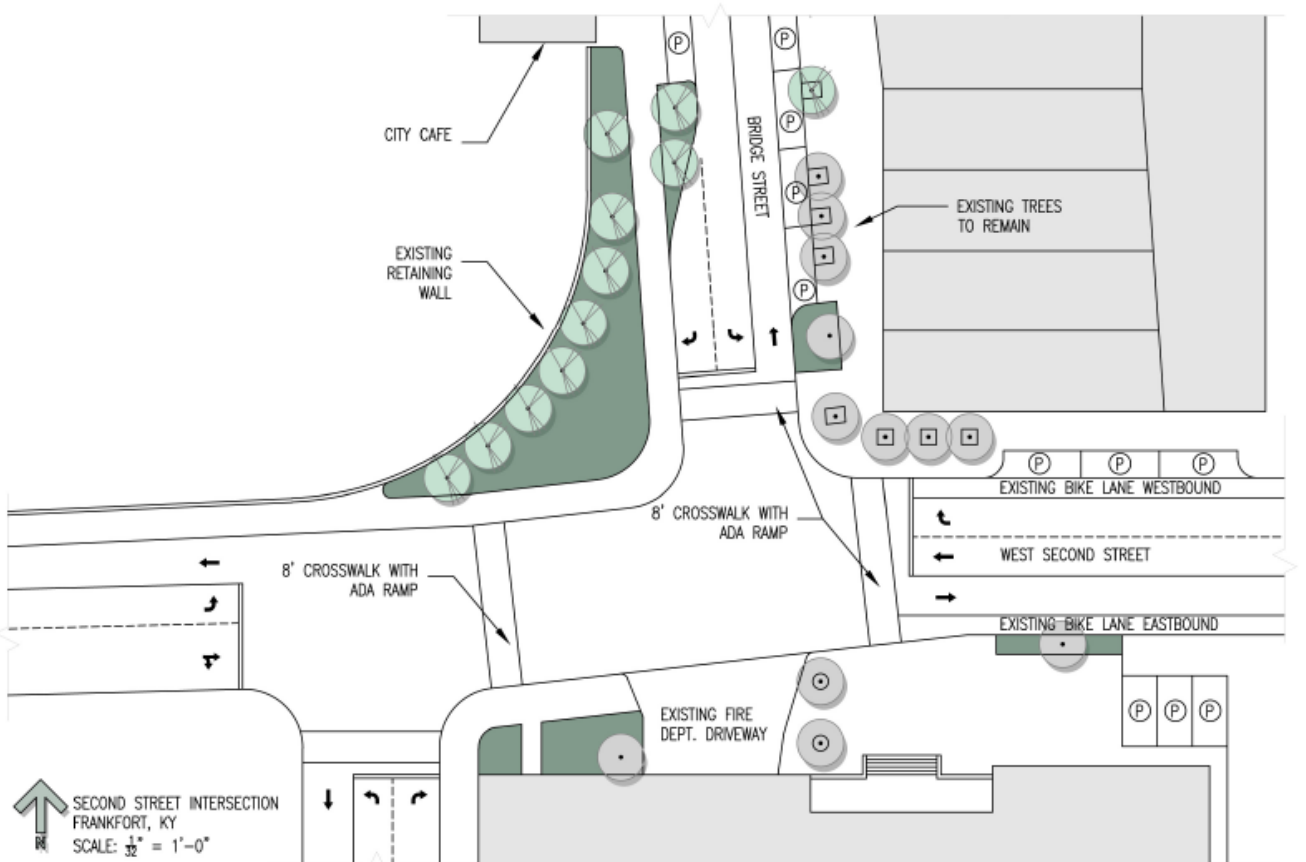
**Streetspace:** R.O.W. 60 ft. (varies). Sidewalks: 5 ft. Tree Lawn: 8 ft.

Travel Lanes: 10 ft. Dedicated Parking Lanes: 7 ft.

C







## Bridge Street / Conway/ Second Street Intersection: Option A

### 4.43.11.B .10. Definitions

This section provides definitions for terms within the Form Based Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this section, then the City of Frankfort Administration shall determine the correct definition.

**Accessory Unit:** a building usually located in the buildable area at the rear of the same Lot as a Primary (Principal) Building. Is subordinate to and shall not be greater in area than the principal structure.

**Apartment:** a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

**Attic:** the interior part of a building contained within a pitched roof structure, located above the last story.

**Bicycle Lane:** ~~a dedicated lane for cycling within a moderate-speed thoroughfare, demarcated by striping.~~

**Build-to-Line:** within the TC zone, certain percentages of new building are required along the Build-to-Line unless otherwise specifically noted. The Build-to-Line serves to reinforce the street wall, and to create a walkable and consistent public realm.

**Building Zone:** within the NG zone of the Form Based Code, a certain percentage of building frontages and porches must be built within the Building Zone unless otherwise noted. The Building Zone allows a range of setbacks appropriate within the historical context of the neighborhood, while enforcing a level of consistency in a street wall and character of the public realm.

**Commercial:** the collectively defining workplace, Office, Retail, and Lodging Functions.

**Contributing Buildings:** a building which has been designated as historically significant. See

Non-Contributing Buildings.

**Driveway:** a vehicular lane within a Lot, often leading to a garage.

**Elevation:** an exterior wall of a building not along a Frontage Line. See Façade.

**Encroachment:** to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, beyond the Build-to-Line or Building Zone, or above a height limit.

**Encroachment:** any structural element that breaks the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, beyond the Build-to-Line or Building Zone, or above a height limit.

**Façade:** the exterior wall of a building that is set along the Build-to-Line or within the Building Zone. See Elevation.

**Frontage:** the area between a building Façade and the vehicular lanes, inclusive of all its built and planted components.

**Liner Building:** a building specifically designed to mask a parking lot or parking structure from a Frontage.

**Lot:** a parcel of land accommodating a building or buildings of unified design.

**Lot Line:** The boundary that legally and geographically demarcates a Lot.

**Lot Width:** the length of the Primary Frontage Line of a Lot.

**Mixed Use:** the combination of offices, residential uses and retail and service uses to provide for a group of activities that are functionally integrated relative to land uses, vehicular and pedestrian circulation and the arrangement of structures

**Neighborhood General (NG):** a zone within the Form Based Code meant to emphasize the historically residential character, while allowing for commercial and retail uses. See the Regulating Plan for graphic depiction of NG zone.

**Non-Contributing Buildings:** a building which has not been designated as historically significant. See Contributing Buildings.

**Office:** premises available for the transaction of general business but excluding Retail, artisanal and manufacturing uses.

**Parking Lot:** an area of land reserved for purpose of vehicular storage. Such areas shall include parking spaces and vehicular maneuvering areas, but shall not include outdoor display or sales areas.

**Parking Structure:** a building containing one or more Stories of parking above grade.

**Primary (Principal) Building:** the main building on a Lot.

**Primary Entrance:** the main point of access for pedestrians into a building.

**Primary Frontage:** corner Lots which have two street-facing sides have both Primary Frontage and Secondary Frontage. Primary Frontage is located along the side which bears the property's street address. See Secondary Frontage.

**Rear Alley:** a vehicular way located to the rear of the Lots providing access to service areas, parking, and outbuildings and containing utility easements.

**Regulating Plan:** map showing designated zones subject to regulation by the Form Based Code.

**Residential:** characterizing premises available for longterm human dwelling.

**Retail:** characterizing premises available for the sale of merchandise and food service.

**Secondary Frontage:** corner Lots which have two street-facing sides have both Primary Frontage and Secondary Frontage. Secondary Frontage is located along the side which does not bear the property's street address. See Primary Frontage.

**Setback:** the area of a Lot measured from the Lot Line to the building Façade or Elevation that is maintained clear of permanent structures.

**Stoop:** a small staircase ending in a landing and leading to the entrance of a building.

**Story:** a habitable level in a building, excluding an attic or a basement.

**Town Center (TC):** a zone within the Form Base Code meant to emphasize the historically commercial nature of designated areas. The TC zone consists of compact, walkable, activity areas typically containing a mixture of land uses such as retail, restaurants, services and sometime residential uses. See the Regulating Plan for graphic depiction of NG zone

## **SPECIAL RECOGNITION:**

### **South Frankfort - Second Street District Form Based Code**

*JULY 2012*

The creation of the South Frankfort - Second Street District Form Based Code was a collaborative effort between the University of Louisville's City Solutions Center and the University of Kentucky's Department of Landscape Architecture



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